

INDEX OF DRAWINGS	
NO	DESCRIPTION
1	COVER SHEET
2	EXISTING CONDITIONS & DEMOLITION PLAN
3	CONCEPT SITE DEVELOPMENT PLAN
4	CONCEPT SEDIMENT CONTROL PLAN
5	CONCEPT SEDIMENT CONTROL NOTES
6	CONCEPT SEDIMENT CONTROL DETAILS
7	SITE DETAILS
8	SITE DETAILS
9	CONCEPT FOREST CONSERVATION & LANDSCAPE PLAN
10	CONCEPT FOREST CONSERVATION & LANDSCAPE NOTES AND DETAILS
11	CONCEPT LIGHTING PLAN
12	ARCHITECTURAL ELEVATIONS

SEQUENCE OF CONSTRUCTION:

1. CONTACT THE CARROLL COUNTY SEDIMENT CONTROL INSPECTOR (1-410-386-2210) 24 HOURS PRIOR TO DOING ANYTHING ON THE SITE TO SET UP A PRE-CONSTRUCTION MEETING AND TO MAKE SURE ALL LOCAL ORDINANCE ITEMS HAVE BEEN SATISFIED.
2. STAKEOUT LIMITS OF DISTURBANCE AND ADJUST IN FIELD TO MINIMIZE TREE CLEARING.
3. INSTALL PERIMETER CONTROLS AND STABILIZED CONSTRUCTION ENTRANCES AT ENTRNCE TO PARKING AREA.
4. COMPLETE INSTALLATION OF PERIMETER CONTROLS AND STABILIZED CONSTRUCTION ENTRANCES.
5. WITH PERMISSION OF INSPECTOR, CLEAR AND GRUB FOR PARKING LOT INSTALLATION AND STORM DRAIN INSTALLATION
6. ONCE PAVING HAS BEEN COMPLETED AND SITE PRELIMINARILY STABILIZED, COMPLETE FINAL GRADING FOR STORM DRAIN SYSTEM AND AREAS ADJACENT TO PARKING LOT.
7. CONTACT THE CARROLL COUNTY SEDIMENT CONTROL INSPECTOR PRIOR TO REMOVING ANY SEDIMENT CONTROL MEASURES. APPROVAL FROM THE SEDIMENT CONTROL INSPECTOR IS REQUIRED.

OWNER CERTIFICATION:

PUBLIC WATER AND PUBLIC SEWER WILL BE AVAILABLE TO ALL LOTS OFFERED FOR SALE.

OWNER SIGNATURE _____ DATE _____

CARROLL COUNTY HEALTH DEPARTMENT

COMMUNITY WATER SUPPLY AND/OR COMMUNITY SEWERAGE SYSTEMS ARE IN CONFORMANCE WITH THE CARROLL COUNTY MASTER PLAN.

BY _____ DATE _____

SOIL CONSERVATION SERVICE

REVIEWED FOR:

_____, NAME, S.C.D.
AND MEETS TECHNICAL REQUIREMENTS

_____, SIGNATURE/DATE

U.S. SOIL CONSERVATION SERVICE

SOIL CONSERVATION DISTRICT

THE DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE SOIL CONSERVATION DISTRICT.

APPROVED _____ CARROLL S.C.D./DATE

OWNER'S CERTIFICATION

I/WE CERTIFY THAT ALL PROPOSED WORK SHOWN ON THESE THESE CONSTRUCTION DRAWING(S) HAS BEEN REVIEWED BY ME/US AND THAT I/WE FULLY UNDERSTAND WHAT IS NECESSARY TO ACCOMPLISH THIS WORK AND THAT THE WORK WILL BE CONDUCTED IN STRICT ACCORDANCE WITH THESE PLANS. I/WE ALSO UNDERSTAND THAT ANY CHANGES TO THESE PLANS WILL REQUIRE AN AMENDED PLAN TO BE REVIEWED AND APPROVED BY THE CARROLL COUNTY PLANNING AND ZONING COMMISSION BEFORE ANY CHANGE IN THE WORK IS MADE.

_____, NAME(S) PRINTED/DATE

_____, SIGNED/DATE

OWNER/DEVELOPER

I CERTIFY THAT THIS PLAN OF SOIL EROSION & SEDIMENT CONTROL WILL BE IMPLEMENTED TO THE FULLEST EXTENT, AND ALL STRUCTURES WILL BE INSTALLED TO THE DESIGN AND SPECIFICATIONS AS SPELLED OUT IN THIS PLAN AND THAT ANY RESPONSIBLE PERSONNEL INVOLVED IN CONSTRUCTION OF THIS PROJECT WILL HAVE A CERTIFICATION OF ATTENDANCE AT A PROGRAM FOR THE CONTROL OF SOIL EROSION AND SEDIMENT BEFORE BEGINNING THE PROJECT. I ALSO AUTHORIZE PERIODIC ON-SITE EVALUATION BY THE CARROLL SOIL CONSERVATION DISTRICT PERSONNEL AND COOPERATING AGENCIES.

_____, DEVELOPER _____ DATE _____

PRINTED NAME OF DEVELOPER

DEVELOPER COMPANY NAME

DEVELOPER PHONE NUMBER

ENGINEER

I CERTIFY THAT THIS PLAN OF SEDIMENT CONTROL IS DESIGNED WITH MY PERSONAL KNOWLEDGE OF THE SITE CONDITION AND HAS BEEN DESIGNED TO THE STANDARDS AND SPECIFICATIONS ADOPTED BY THE CARROLL SOIL CONSERVATION DISTRICT.

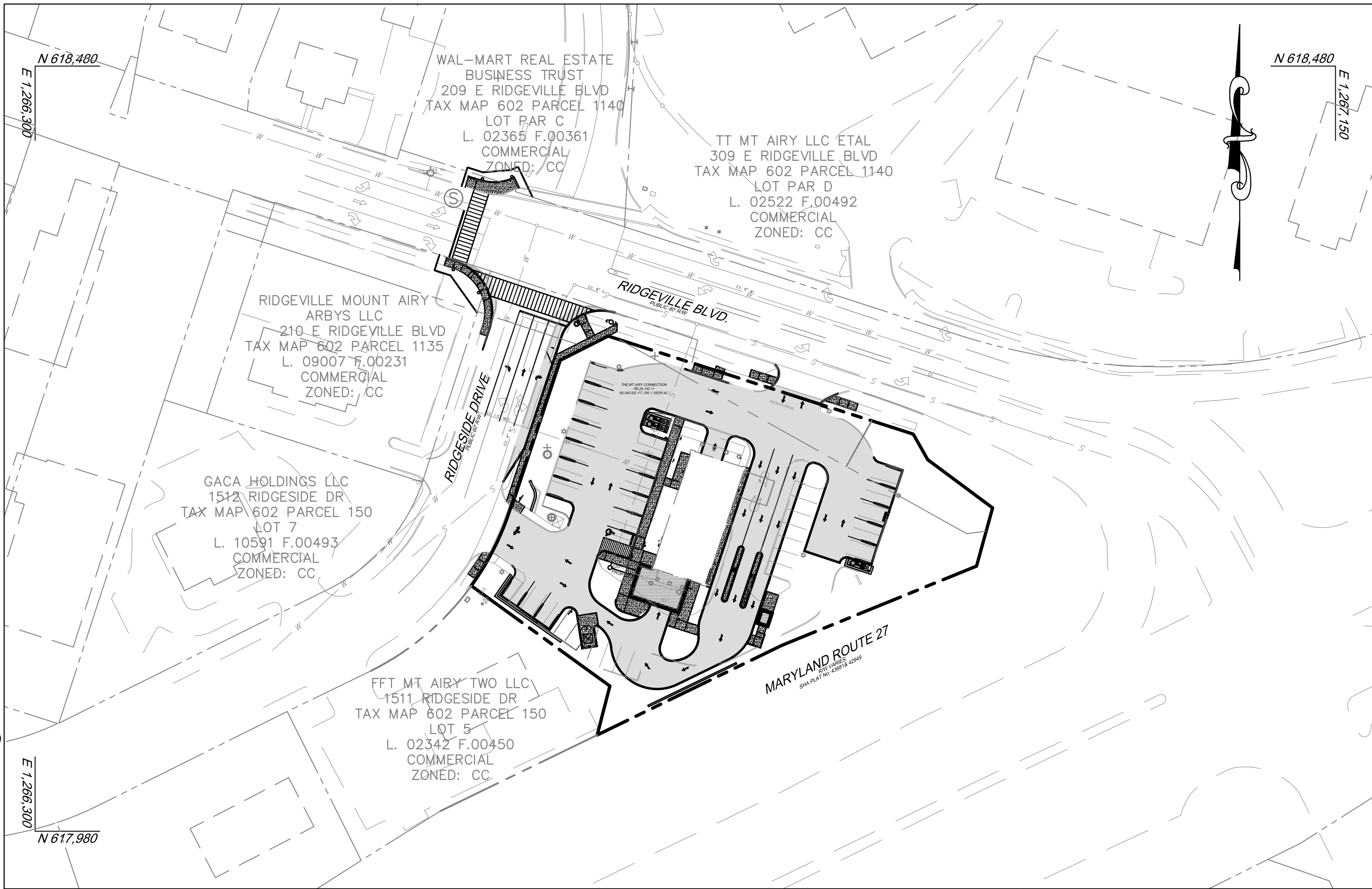
_____, ENGINEER/DATE

CONCEPT SITE DEVELOPMENT PLAN

MOUNT AIRY SHINY SHELL CAR WASH

13TH ELECTION DISTRICT

CARROLL COUNTY, MARYLAND



GENERAL NOTES

1. EXISTING ZONING: COMMUNITY COMMERCIAL (CC)
2. TOTAL AREA OF SITE: 1.15 ACRES
3. TOTAL DEVELOPED AREA: 0.92 ACRES (39,898 SF)
4. TAX MAP 0602, PARCEL NUMBER 166 PAR 1 AND PAR 2.
5. THE PROJECT SITE HAS TWO EXISTING CONCRETE APRON ENTRANCES. ONE ENTRANCE IS OFF OF RIDGEVILLE BOULEVARD AND THE OTHER IS OFF OF RIDGESIDE DRIVE. THESE ENTRANCES ARE TO REMAIN AS IS FOR THE DEVELOPMENT OF THE CAR WASH.
6. NO CONSTRUCTION VEHICLES, CONTRACTOR OR PRIVATE, OR CONSTRUCTION MATERIALS OR EQUIPMENT MAY BE PARKED, PLACED OR STORED WITHIN 30 FEET OF THE EDGE OF ANY PUBLIC ROAD.
7. NO WETLANDS EXIST ON THE PROJECT PROPERTY.
8. NO 100 YEAR FLOODPLAIN EXISTS ON THE PROJECT PROPERTY ACCORDING TO MARYLAND STATE MAPPING.
9. THIS SITE IS LOCATED IN THE SOUTH-BRANCH PATAPSCO RIVER WATERSHED (#02130908). THERE ARE NO TIER II WATERS LOCATED ON OR NEAR THE PROPERTY.
10. THE PROPERTY SHOWN HEREON IS OWNED BY: SHINY SHELL MT. AIRY, LLC
11. TOPOGRAPHY SHOWN HEREON IS FROM AVAILABLE CARROLL COUNTY GIS RECORDS. BOUNDARY INFORMATION IS FROM AN ALTA SURVEY PERFORMED BY PENNONI DATED MARCH 2022. ELEVATIONS AND TOPOGRAPHY ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
12. SHINY SHELL CAR WASH WILL OWN AND MAINTAIN THIS FACILITY.
14. THE PROPERTY SHOWN HEREON IS OWNED BY FFT MT. AIRY, LLC, BY DEED DATED OCTOBER 12, 1999, RECORDED AMONG THE LAND RECORDS OF CARROLL COUNTY IN LIBER 2270 FOLIO 508.
15. LOCATION OF THE NEAREST WATER SUPPLY AVAILABLE FOR FIRE PROTECTION IS A FIRE HYDRANT AT THE INTERSECTION OF RIDGEVILLE BOULEVARD AND RIDGESIDE DRIVE.
16. THE LOCATION OF EXISTING UTILITIES SHOWN HEREON ARE APPROXIMATE ONLY. CONTRACTOR SHALL VERIFY THE EXISTENCE, LOCATION, AND DEPTH OF ANY EXISTING UTILITIES AND SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES PRIOR TO BEGINNING WORK.
17. THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 THREE WORKING DAYS PRIOR TO BEGINNING ANY WORK IN THE VICINITY OF EXISTING UTILITIES.

LOCATION PLAN

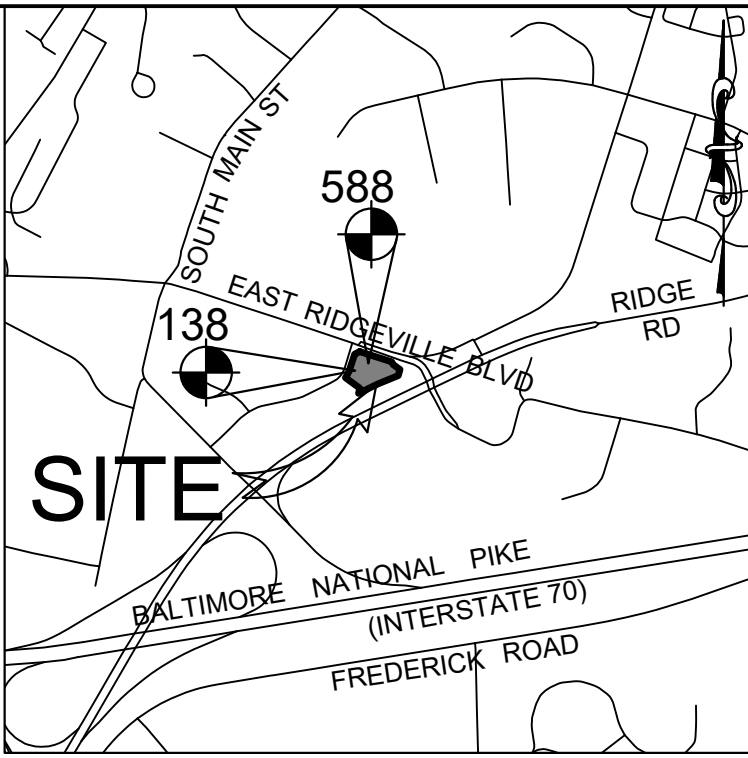
SCALE: 1"=60'

18. THE CONTRACTOR SHALL NOTE THAT IN CASE OF A DISCREPANCY BETWEEN THE SCALED AND FIGURED DIMENSIONS SHOWN ON THESE PLANS, THE FIGURED DIMENSION SHALL GOVERN.
19. ANY CHANGES TO THIS PLAN WILL REQUIRE AN AMENDED SITE DEVELOPMENT PLAN TO BE APPROVED BY THE TOWN OF MT. AIRY PLANNING COMMISSION.
20. THIS SITE PLAN SHALL BECOME VOID EIGHTEEN MONTHS AFTER THE DATE OF APPROVAL IF NO BUILDING PERMIT OR ZONING CERTIFICATE HAS BEEN ISSUED FOR THE PROJECT, UNLESS AN EXTENSION OF THIS TIME LIMIT IS ISSUED BY THE DIRECTOR OF THE DEPARTMENT OF PLANNING.
21. CONTRACTOR SHALL NOTIFY THE CARROLL COUNTY BUREAU OF PERMITS AND INSPECTIONS AT 410-386-2674 AND THE MT. AIRY TOWN ENGINEER AT 301-829-1424, AT LEAST ONE DAY PRIOR TO BEGINNING ANY WORK.
22. SITE COMPLIANCE INSPECTIONS ARE REQUIRED AT THE FOLLOWING STAGES DURING CONSTRUCTION:
 - (A) PROPOSED STRUCTURES STAKED OUT IN PROPER LOCATIONS AS SHOWN ON THESE APPROVED PLANS.
 - (B) PROPOSED FOUNDATIONS INSTALLED FOR ALL BUILDINGS SHOWN ON THESE APPROVED PLANS.
 - (C) SUB-GRADES ESTABLISHED FOR ALL DRIVES, PARKING LOTS, AND SURROUNDING GRADING.
 - (D) COMPLETION OF ALL DRIVES, PARKING LOTS, AND SURROUNDING GRADING.
 - (E) COMPLETION OF ALL WORK SHOWN ON PLANS.
23. IT IS CONTRACTOR'S RESPONSIBILITY TO CONTACT THE CARROLL COUNTY BUREAU OF PERMITS AND INSPECTIONS AT 410-386-2674 UPON COMPLETION OF EACH PHASE OF CONSTRUCTION.
24. CONTRACTOR SHALL NOTIFY CARROLL COUNTY BUREAU OF RESOURCE MANAGEMENT, ENVIRONMENTAL INSPECTION SERVICES DIVISION AT 410-386-2210 PRIOR TO BEGINNING ANY WORK. ALL FOREST CONSERVATION PLAN DEVICES MUST BE IN PLACE PRIOR TO ANY CONSTRUCTION.
25. FINAL LANDSCAPING INSPECTION SHALL BE ARRANGED THROUGH THE MT. AIRY TOWN ENGINEER AT 301-829-1424 BY THE CONTRACTOR/DEVELOPER OR AGENT. WRITTEN APPROVAL FROM THE LANDSCAPE REVIEW SPECIALIST, BUREAU OF RESOURCE MANAGEMENT, MUST BE OBTAINED FOR ANY DEVIATIONS FROM THE LANDSCAPING OR FOREST CONSERVATION PLANS OR MODIFICATIONS IN THE PLANT MATERIAL.
26. THE EXISTING BUILDING WILL BE RE-PURPOSED AS A CAR WASH. THE EXISTING BUILDING WILL NOT BE SUBSTANTIALLY CHANGED IN APPEARANCE FROM HOW IT CURRENTLY EXISTS.
27. THE PROPOSED DEVELOPMENT IS WITHIN BOTH A WELLHEAD PROTECTION AREA AND AN AQUIFER PROTECTION AREA.
28. NO REGULATED SUBSTANCES WILL BE STORED ON SITE.

BENCHMARKS

BENCHMARK NUMBER: 138
DESCRIPTION: PENNONI CONTROL
ELEVATION: 825.61
VERTICAL CONTROL: NAVD88
N 618184.2457
E 1286645.7932

BENCHMARK NUMBER: 588
DESCRIPTION: PENNONI CONTROL
ELEVATION: 830.35
VERTICAL CONTROL: NAVD88
N 618229.4505
E 1286728.7138



VICINITY MAP

SCALE: 1" = 1,200'

LIST OF ABBREVIATIONS

AATUR	-	ABANDONED ACCORDING TO UTILITY RECORDS	P.V.C.	-	POINT OF VERTICAL CURVE (OR POLYVINYL CHLORIDE)
A.D.T.	-	AVERAGE DAILY TRAFFIC	P.V.I.	-	POINT OF VERTICAL INTERSECTION
AHD	-	AHEAD	P.V.M.T.	-	PAVEMENT
BGE	-	BALTIMORE GAS AND ELECTRIC COMPANY	P.V.T.	-	POINT OF VERTICAL TANGENCY
BIT.	-	BITUMINOUS	R	-	RADIUS
BK.	-	BACK	R.C.C.P.	-	REINFORCED CEMENT CONCRETE PIPE
B.M.	-	BENCH MARK	REF.	-	REFERENCE
BW	-	BOTTOM OF WALL	R.S.E.	-	REVERTIBLE SLOPE EASEMENT
BL	-	BASELINE	RT.	-	RIGHT
C	-	RATE OF TRANSITION	RTE.	-	ROUTE
CC	-	CENTER POINT OF CURVE	R/W	-	RIGHT OF WAY
CATV	-	CABLE TELEVISION	SAN.	-	SANITARY
C&G	-	CURB AND GUTTER	S.D.	-	STORM DRAIN
C.I.P.	-	CAST IN PLACE (OR CURB INLET PROTECTION)	S/E	-	SUPER ELEVATION
C.I.P.	-	CORRUGATED METAL PIPE	S.H.A.	-	STATE HIGHWAY ADMINISTRATION
C.S.P.	-	CORRUGATED STEEL PIPE	SMH.	-	SEWER MANHOLE
C.O.	-	CLEAN OUT	S.S.D.	-	STOPPING SIGHT DISTANCE
COMB.	-	COMBINATION	STA.	-	STATION
COMM.	-	COMMUNICATION	STD.	-	STANDARD
CONSTR.	-	CONSTRUCTION	STRUCT.	-	STRUCTURE
CORR.	-	CORRECTION	T	-	TELEPHONE
DATUR	-	DEPICTED ACCORDING TO UTILITY RECORDS	TC	-	TRAFFIC CONTROL
DWG.	-	DRAWING	T.C.A.	-	TEMPORARY CONSTRUCTION EASEMENT
Dc	-	DEGREE OF CURVE	T.C.P.	-	TRAFFIC CONTROL PLANS
Δ	-	DELTA (CENTRAL ANGLE), DEGREES	T.H.	-	TEST HOLE
D.H.V.	-	DESIGN HOUR VOLUME	TW	-	TOP OF WALL
D.I.	-	DROP INLET	TYP.	-	TYPICAL
DIA.	-	DIAMETER	U.D.	-	UNDERDRAIN PIPE
D.S.	-	DESIGN SPEED	WB	-	WESTBOUND
E	-	ELECTRIC	W.M.	-	WATER METER
EB	-	EASTBOUND	W.S.	-	WRAPPED STEEL
EOI	-	END OF INFORMATION	W.U.S.	-	WATERS OF THE UNITED STATES
EORI	-	END OF RECORD INFORMATION	W.V.	-	WATER VALVE
ERCCP	-	ELLIPTICAL REINFORCED CEMENT CONCRETE PIPE	V.C.	-	LENGTH OF VERTICAL CURVE
ES	-	END STRUCTURE			
EW	-	ENDWALL OR EACH WAY			
EX., EXIST.	-	EXISTING			
F.O.	-	FIBER OPTIC			
F.S.	-	FULL SUPER			
GA.	-	GAUGE OR GAGE			
G.H.C.	-	GAS HOUSE CONNECTION			
G.V.	-	GAS VALVE			
HDWL	-	HEADWALL			
HERCCP	-	HORIZONTAL ELLIPTICAL REINFORCED CEMENT CONCRETE PIPE			
H.H.	-	HANDHOLE			
H.S.A.	-	HEADLIGHT SIGHT DISTANCE			
H.P.	-	HIGH POINT			
I	-	INLET			
INV.	-	INVERT			
L	-	LENGTH			
L.P.	-	LOW POINT (OR LIGHT POLE)			
L.S.	-	LEVEL SECTION			
LT.	-	LEFT			
M.B.	-	MAIL BOX			
MD	-	MARYLAND			
MDE	-	MARYLAND DEPARTMENT OF THE ENVIRONMENT			
M.H.	-	MANHOLE			
N/A	-	NOT APPLICABLE			
NO.	-	NUMBER			
N.S.	-	NORMAL SECTION			
O.C.	-	ON CENTER			
O/S	-	OFFSET			
P.C.	-	POINT OF CURVE			
P/C	-	POINT OF CROWN			
P.C.C.	-	POINT OF COMPOUND CURVE OR			
PORTLAND CEMENT CONCRETE	-				
P.G.E.	-	PROFILE GRADE ELEVATION			
P.G.L.	-	PROFILE GRADE LINE			
P.H.	-	PUNCH HOLE			
P.I.	-	POINT OF INTERSECTION			
P.O.C.	-	POINT ON CURVE			
P.O.T.	-	POINT ON TANGENT			
P/R	-	POINT OF ROTATION			
P.R.C.	-	POINT OF REVERSE CURVATURE			
P.T.	-	POINT OF TANGENT			

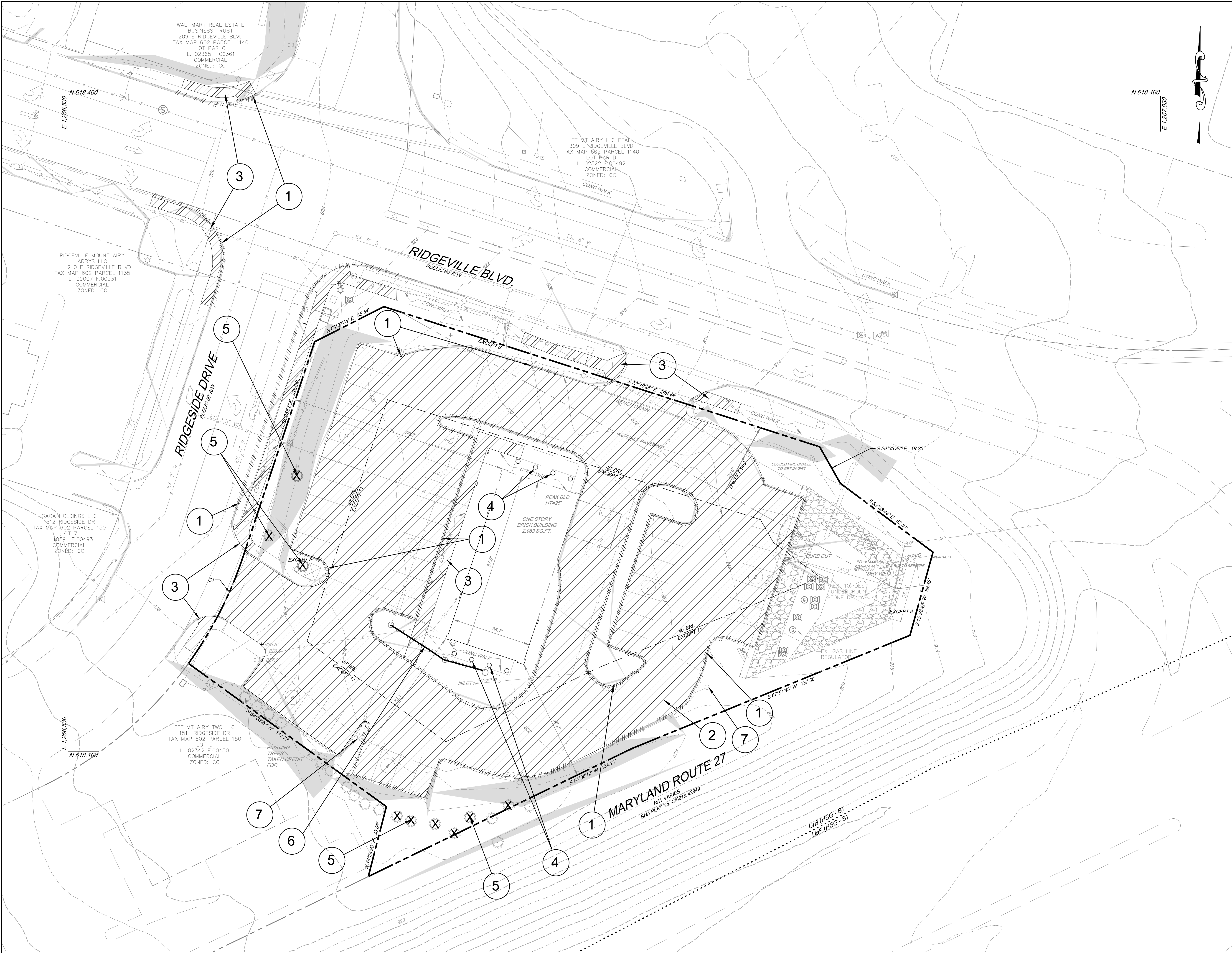
DATE	NO.	REVISION
PROJECT		
MOUNT AIRY SHINY SHELL CAR WASH		
AREA		
TAX MAP 0602 PARCEL 0166 PAR1 & PAR 2 TAX ACCOUNTS 024421 & 024448 13TH ELECTION DISTRICT TOWN OF MT. AIRY, CARROLL COUNTY, MARYLAND		
TITLE		
COVER SHEET		
OWNER		DEVELOPER
SHINY SHELL MT AIRY LLC C/O COLDWATER CAPITAL 3135 S. RICHMOND STREET SALT LAKE CITY, UTAH 84106 801-573-0258		COLDWATER CAPITAL ATTN: JEFF WOOD 3135 S. RICHMOND STREET SALT LAKE CITY, UTAH 84106 801-573-0258
SEAL		DESIGNED BY: JSN/JCP
BY:		DRAWN BY: JSN/SVH
		PROJECT NO: COLD22006
		DATE: AUGUST 10, 2022
		SCALE: 1"=60'

S-22-0015

SHEET 1 OF 12

0 60' 120'

\\PENNONI\DATA\ACCOUNTS\COLDC22006 - MT. AIRY SITE DESIGN\11 SHEETS\CONCEPT SITE DEVELOPMENT PLAN\COLDC22006-001



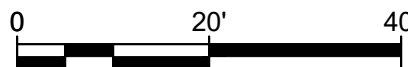
LEGEND	
PROPERTY LINE	----
EXISTING CONTOURS	-----818-----820-----
EXISTING STREAM EDGE	~~~~~
EXISTING TREE LINE	~~~~~
EXISTING FENCE	-----X-----X-----X-----
EXISTING SOILS	-----Urb-----
EXISTING GAS	-----G-----G-----G-----
EXISTING SEWER	-----S-----S-----S-----
EXISTING UNDERGROUND?	-----UC-----UC-----UC-----
EXISTING UNDERGROUND ELECTRIC	-----UE-----UE-----UE-----
EXISTING OVERHEAD ELECTRIC	-----OE-----OE-----OE-----
EXISTING WATER	-----W-----W-----W-----
EXISTING STORM DRAIN	-----D-----D-----D-----
EXISTING 25%+ SLOPES	-----

DEMOLITION KEY

- 1 REMOVE EXISTING CURB AND GUTTER
- 2 REMOVE EXISTING ASPHALT PAVING
- 3 REMOVE EXISTING CONCRETE PAVING
- 4 REMOVE EXISTING BUILDING COLUMNS
- 5 REMOVE EXISTING TREE
- 6 REMOVE EXISTING SANITARY SEWER
- 7 REMOVE EXISTING LIGHT POLE

DEMOLITION LEGEND

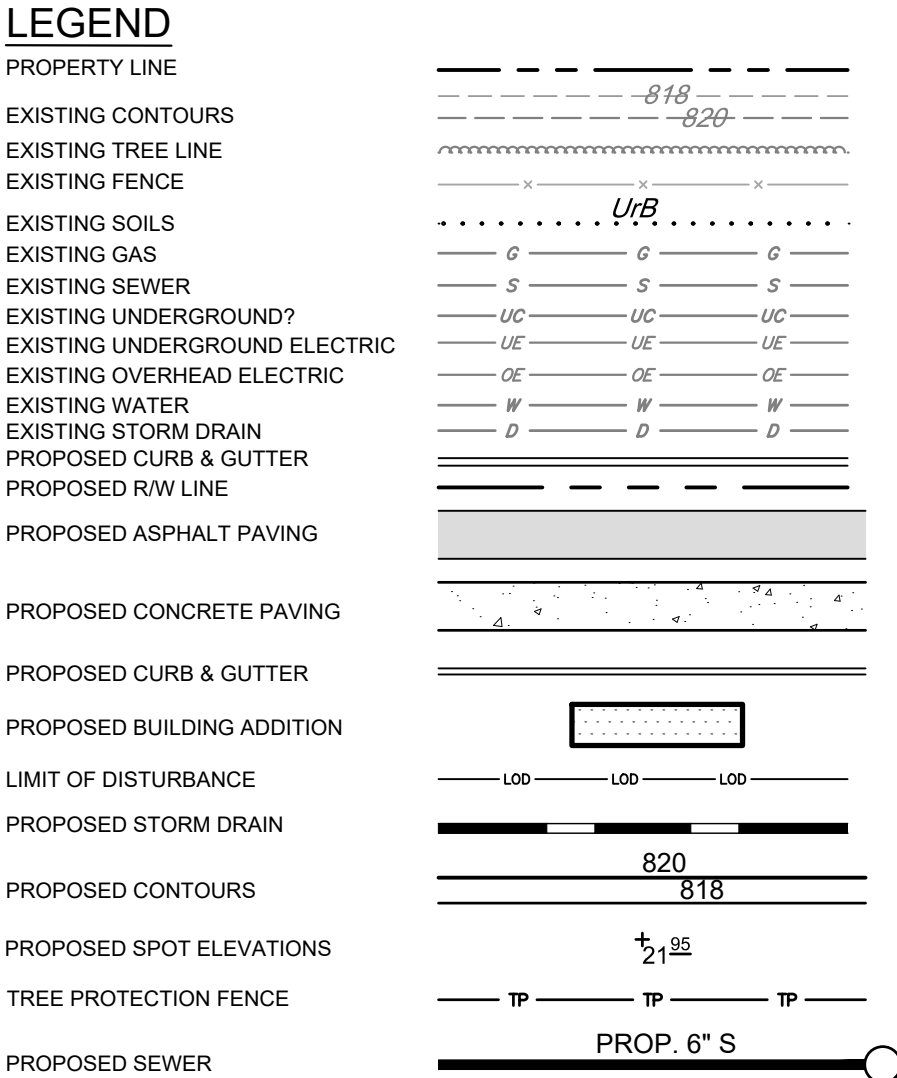
REMOVE EX. CURB & GUTTER	//////////
REMOVE EX. ASPHALT PAVING	////
REMOVE EX. CONCRETE PAVING	////
REMOVE EX. SANITARY SEWER	+++++
REMOVE EXISTING TREE	X



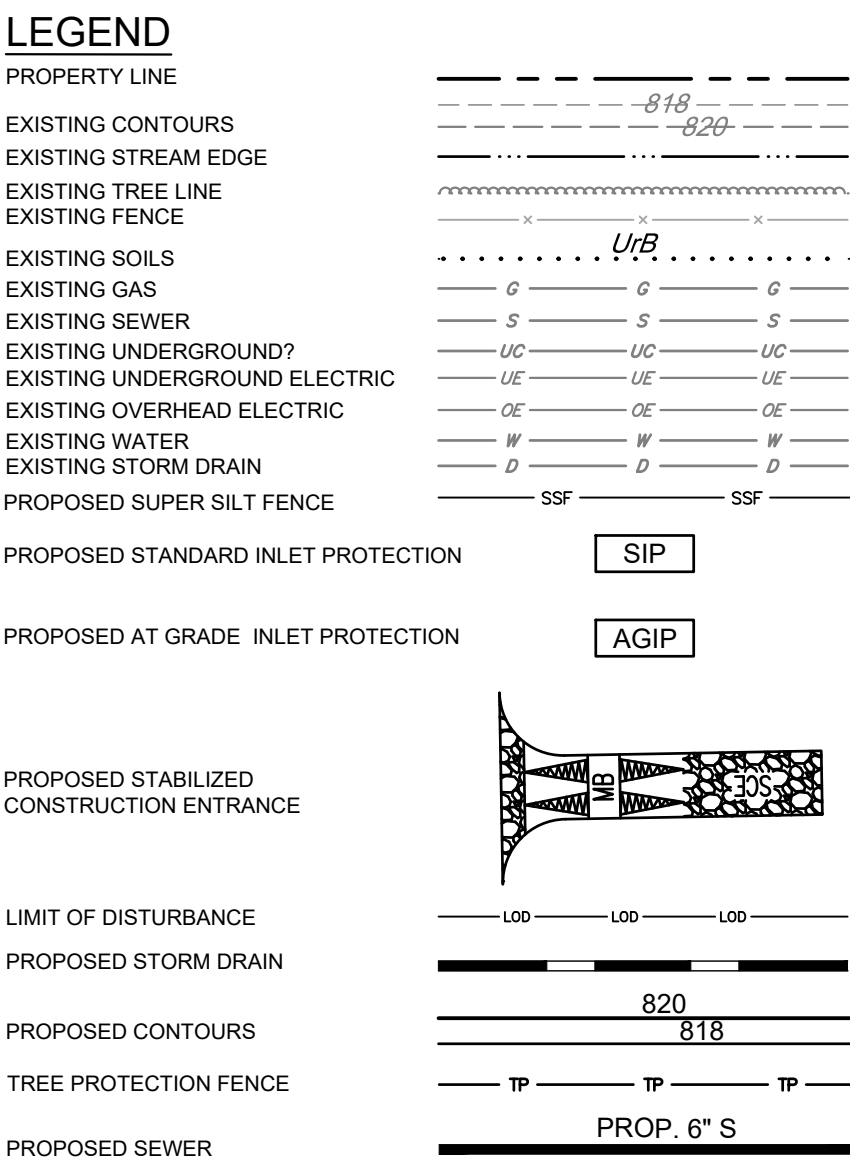
DATE	NO.	REVISION
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SHINY SHELL MT AIRY LLC C/O COLDWATER CAPITAL 3135 S. RICHMOND STREET SALT LAKE CITY, UTAH 84106 801-573-0258		COLDWATER CAPITAL ATTN: JEFF WOOD 3135 S. RICHMOND STREET SALT LAKE CITY, UTAH 84106 801-573-0258
SEAL		DESIGNED BY: JSN/JCP
		DRAWN BY: JSN/SVH
		PROJECT NO: COLDC22006
		DATE: AUGUST 10, 2022
BY:		SCALE: 1"=20'
<small>*I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NO. 11112, EXPIRATION DATE 12/31/2023.*</small>		

Pennoni
Engineers. Surveyors.
Planners. Landscape Architects.
8890 McGaw Road, Suite 100 Columbia, MD 21045
T 410-997-8900 F 410-997-9282

SOILS TABLE							
MAP SYMBOL	NAME	STRUCTURAL LIMITATIONS DWELLING WITH BASEMENTS	EROSION HAZARD	HYDRIC	SLOPE (%)	SOIL GROUP	K FACTOR
UrB	Urban land - Udothents	Not rated	Moderate	No	0-8%	D	N/A
SOURCE: NATURAL RESOURCES CONSERVATION SERVICE WEB SOIL SURVEY.							



SHEET 3 OF 12



S-22-0015

SHEET 4 OF 12

B-4-2 STANDARDS AND SPECIFICATIONS FOR SOIL PREPARATION, TOPSOILING, AND SOIL AMENDMENTS

DEFINITION
THE PROCESS OF PREPARING THE SOILS TO SUSTAIN ADEQUATE VEGETATIVE STABILIZATION.

PURPOSE
TO PROVIDE A SUITABLE SOIL MEDIUM FOR VEGETATIVE GROWTH.

CONDITIONS WHERE PRACTICE APPLIES
WHERE VEGETATIVE STABILIZATION IS TO BE ESTABLISHED.

- CRITERIA
- A. SOIL PREPARATION
1. TEMPORARY STABILIZATION
- a. SEEDED PREPARATION CONSISTS OF LOOSENING SOIL TO A DEPTH OF 3 TO 5 INCHES BY MEANS OF SUITABLE AGRICULTURAL OR CONSTRUCTION EQUIPMENT, SUCH AS DISC HARROWS OR CHISEL PLOWS OR RIPPERS MOUNTED ON CONSTRUCTION EQUIPMENT. AFTER THE SOIL IS LOOSENED, IT MUST NOT BE ROLLED OR DRAGGED SMOOTH BUT LEFT IN THE ROUGHENED CONDITION. SLOPES 3:1 OR FLATTER ARE TO BE TRACKED WITH RIDGES RUNNING PARALLEL TO THE CONTOUR OF THE SLOPE.
- b. APPLY FERTILIZER AND LIME AS PRESCRIBED ON THE PLANS.
- c. INCORPORATE LIME AND FERTILIZER INTO THE TOP 3 TO 5 INCHES OF SOIL BY DISKING OR OTHER SUITABLE MEANS.
2. PERMANENT STABILIZATION
- a. A SOIL TEST IS REQUIRED FOR ANY EARTH DISTURBANCE OF 5 ACRES OR MORE. THE MINIMUM SOIL CONDITIONS REQUIRED FOR PERMANENT VEGETATIVE ESTABLISHMENT ARE:
- i. SOIL PH BETWEEN 6.0 AND 7.0.
- ii. SOLUBLE SALTS LESS THAN 500 PARTS PER MILLION (PPM).

iii. SOIL CONTAINS LESS THAN 40 PERCENT CLAY BUT ENOUGH FINE GRAINED MATERIAL (GREATER THAN 30 PERCENT SILT PLUS CLAY) TO PROVIDE THE CAPACITY TO HOLD A MODERATE AMOUNT OF MOISTURE. AN EXCEPTION: IF LOVEGRASS WILL BE PLANTED, THEN A SANDY SOIL (LESS THAN 30 PERCENT SILT PLUS CLAY) WOULD BE ACCEPTABLE.

iv. SOIL CONTAINS 1.5 PERCENT MINIMUM ORGANIC MATTER BY WEIGHT.

v. SOIL CONTAINS SUFFICIENT PORE SPACE TO PERMIT ADEQUATE ROOT PENETRATION.

b. APPLICATION OF AMENDMENTS OR TOPSOIL IS REQUIRED IF ON-SITE SOILS DO NOT MEET THE ABOVE CONDITIONS.

c. GRADED AREAS MUST BE MAINTAINED IN A TRUE AND EVEN GRADE AS SPECIFIED ON THE APPROVED PLAN, THEN SCARIFIED OR OTHERWISE LOOSENED TO A DEPTH OF 3 TO 5 INCHES.

d. APPLY SOIL AMENDMENTS AS SPECIFIED ON THE APPROVED PLAN OR AS INDICATED BY THE RESULTS OF A SOIL TEST.

e. MIX SOIL AMENDMENTS INTO THE TOP 3 TO 5 INCHES OF SOIL BY DISKING OR OTHER SUITABLE MEANS. RAKE LAWN AREAS TO SMOOTH THE SURFACE, REMOVE LARGE OBJECTS LIKE STONES AND BRANCHES, AND READY THE AREA FOR SEED APPLICATION. LOOSEN SURFACE SOIL BY DRAGGING WITH A HEAVY CHAIN OR OTHER EQUIPMENT TO ROUGHEN THE SURFACE WHERE SITE CONDITIONS WILL NOT PERMIT NORMAL SEEDED PREPARATION. TRACK SLOPES 3:1 OR FLATTER WITH TRACKED EQUIPMENT LEAVING THE SOIL IN AN IRREGULAR CONDITION WITH RIDGES RUNNING PARALLEL TO THE CONTOUR OF THE SLOPE. LEAVE THE TOP 1 TO 3 INCHES OF SOIL LOOSE AND FRABLE. SEEDED LOOSENING MAY BE UNNECESSARY ON NEWLY DISTURBED AREAS.

B. TOPSOILING

1. TOPSOIL IS PLACED OVER PREPARED SUBSOIL PRIOR TO ESTABLISHMENT OF PERMANENT VEGETATION. THE PURPOSE IS TO PROVIDE A SUITABLE SOIL MEDIUM FOR VEGETATIVE GROWTH. SOILS OF CONCERN HAVE LOW MOISTURE CONTENT, LOW NUTRIENT LEVELS, LOW PH, MATERIALS TOXIC TO PLANTS, AND/OR UNACCEPTABLE SOIL GRADATION.

2. TOPSOIL SALVAGED FROM AN EXISTING SITE MAY BE USED PROVIDED IT MEETS THE STANDARDS AS SET FORTH IN THESE SPECIFICATIONS. TYPICALLY, THE DEPTH OF TOPSOIL TO BE SALVAGED FOR A GIVEN SOIL TYPE CAN BE FOUND IN THE REPRESENTATIVE SOIL PROFILE SECTION IN THE SOIL SURVEY PUBLISHED BY USDA-NRCS.

3. TOPSOILING IS LIMITED TO AREAS HAVING 2:1 OR FLATTER SLOPES WHERE:

a. THE TEXTURE OF THE EXPOSED SUBSOIL/PARENT MATERIAL IS NOT ADEQUATE TO PRODUCE VEGETATIVE GROWTH.

b. THE SOIL MATERIAL IS SO SHALLOW THAT THE ROOTING ZONE IS NOT DEEP ENOUGH TO SUPPORT PLANTS OR FURNISH CONTINUING SUPPLIES OF MOISTURE AND PLANT NUTRIENTS.

c. THE ORIGINAL SOIL TO BE VEGETATED CONTAINS MATERIAL TOXIC TO PLANT GROWTH.

d. THE SOIL IS SO AIDIC THAT TREATMENT WITH LIMESTONE IS NOT FEASIBLE.

4. AREAS HAVING SLOPES STEEPER THAN 2:1 REQUIRE SPECIAL CONSIDERATION AND DESIGN.

5. TOPSOIL SPECIFICATIONS: SOIL TO BE USED AS TOPSOIL MUST MEET THE FOLLOWING CRITERIA:

a. TOPSOIL MUST BE A LOAM, SANDY LOAM, CLAY LOAM, SILT LOAM, SANDY CLAY LOAM, OR LOAMY SAND. OTHER SOILS MAY BE USED IF RECOMMENDED BY AN AGRONOMIST OR SOIL SCIENTIST AND APPROVED BY THE APPROPRIATE APPROVAL AUTHORITY. TOPSOIL MUST NOT BE A MIXTURE OF CONTRASTING TEXTURED SUBSOILS AND MUST CONTAIN LESS THAN 5 PERCENT BY VOLUME OF CINDERS, STONES, SLAG, COARSE FRAGMENTS, GRAVEL, STICKS, ROOTS, TRASH, OR OTHER MATERIALS LARGER THAN 11/2 INCHES IN DIAMETER.

b. TOPSOIL MUST BE FREE OF NOXIOUS PLANTS OR PLANT PARTS SUCH AS BERMUDA GRASS, QUACK GRASS, JOHNSON GRASS, NUT SEDGE, POISON IVY, THISTLE, OR OTHERS AS SPECIFIED.

c. TOPSOIL SUBSTITUTES OR AMENDMENTS, AS RECOMMENDED BY A QUALIFIED AGRONOMIST OR SOIL SCIENTIST AND APPROVED BY THE APPROPRIATE APPROVAL AUTHORITY, MAY BE USED IN LIEU OF NATURAL TOPSOIL.

6. TOPSOIL APPLICATION

a. EROSION AND SEDIMENT CONTROL PRACTICES MUST BE MAINTAINED WHEN APPLYING TOPSOIL.

b. UNIFORMLY DISTRIBUTE TOPSOIL IN A 5 TO 8 INCH LAYER AND LIGHTLY COMPACT TO A MINIMUM THICKNESS OF 4 INCHES. SPREADERS ARE TO BE PERFORMED IN SUCH A MANNER THAT SODDING OR SEEDING CAN PROCEED WITH A MINIMUM OF ADDITIONAL SOIL PREPARATION AND TILLAGE. ANY IRREGULARITIES IN THE SURFACE RESULTING FROM TOPSOILING OR OTHER OPERATIONS MUST BE CORRECTED IN ORDER TO PREVENT THE FORMATION OF DEPRESSIONS OR WATER POCKETS.

c. TOPSOIL MUST NOT BE PLACED IF THE TOPSOIL OR SUBSOIL IS IN A FROZEN OR MUDDY CONDITION, WHEN THE SUBSOIL IS EXCESSIVELY WET OR IN A CONDITION THAT MAY OTHERWISE BE DETRIMENTAL TO PROPER GRADING AND SEEDED PREPARATION.

C. SOIL AMENDMENTS (FERTILIZER AND LIME SPECIFICATIONS)

1. SOIL TESTS MUST BE PERFORMED TO DETERMINE THE EXACT RATIOS AND APPLICATION RATES FOR BOTH LIME AND FERTILIZER ON SITES HAVING DISTURBED AREAS OF 5 ACRES OR MORE. SOIL ANALYSIS MAY BE PERFORMED BY A RECOGNIZED PRIVATE OR COMMERCIAL LABORATORY. SOIL SAMPLES TAKEN FOR ENGINEERING PURPOSES MAY ALSO BE USED FOR CHEMICAL ANALYSES.

2. FERTILIZERS MUST BE UNIFORM IN COMPOSITION, FREE FLOWING AND SUITABLE FOR ACCURATE APPLICATION BY APPROPRIATE EQUIPMENT. MANURE MAY BE SUBSTITUTED FOR FERTILIZER WITH PRIOR APPROVAL FROM THE APPROPRIATE APPROVAL AUTHORITY. FERTILIZERS MUST ALL BE DELIVERED TO THE SITE FULLY LABELED ACCORDING TO THE APPLICABLE LAWS AND MUST BEAR THE NAME, TRADE NAME OR TRADEMARK AND WARRANTY OF THE PRODUCER.

3. LIME MATERIALS MUST BE GROUND LIMESTONE (HYDRATED OR BURNT LIME MAY BE SUBSTITUTED EXCEPT WHEN HYDROSEEDING) WHICH CONTAINS AT LEAST 50 PERCENT TOTAL OXIDES (CALCIUM OXIDE PLUS MAGNESIUM OXIDE). LIMESTONE MUST BE GROUND TO SUCH FINENESS THAT AT LEAST 50 PERCENT WILL PASS THROUGH A #100 MESH SIEVE AND 98 TO 100 PERCENT WILL PASS THROUGH A #20 MESH SIEVE.

4. LIME AND FERTILIZER ARE TO BE EVENLY DISTRIBUTED AND INCORPORATED INTO THE TOP 3 TO 5 INCHES OF SOIL BY DISKING OR OTHER SUITABLE MEANS.

5. WHERE THE SUBSOIL IS EITHER HIGHLY ACIDIC OR COMPOSED OF HEAVY CLAYS, SPREAD GROUND LIMESTONE AT THE RATE OF 4 TO 8 TONS/ACRE (200-400 POUNDS PER 1,000 SQUARE FEET) PRIOR TO THE PLACEMENT OF TOPSOIL.

B-4-3 STANDARDS AND SPECIFICATIONS FOR SEEDING AND MULCHING

DEFINITION
THE APPLICATION OF SEED AND MULCH TO ESTABLISH VEGETATIVE COVER.

PURPOSE
TO PROTECT DISTURBED SOILS FROM EROSION DURING AND AT THE END OF CONSTRUCTION.

CONDITIONS WHERE PRACTICE APPLIES

TO THE SURFACE OF ALL PERIMETER CONTROLS, SLOPES, AND ANY DISTURBED AREA NOT UNDER ACTIVE GRADING.

CRITERIA

A. SEEDING

1. SPECIFICATIONS

a. ALL SEED MUST MEET THE REQUIREMENTS OF THE MARYLAND STATE SEED LAW. ALL SEED MUST BE SUBJECT TO RE-TESTING BY A RECOGNIZED SEED LABORATORY. ALL SEED USED MUST HAVE BEEN TESTED WITHIN THE 6 MONTHS IMMEDIATELY PRECEDING THE DATE OF SOWING SUCH MATERIAL ON ANY PROJECT. REFER TO TABLE B.4 REGARDING THE QUALITY OF SEED. SEED TAGS MUST BE AVAILABLE UPON REQUEST TO THE INSPECTOR TO VERIFY TYPE OF SEED AND SEEDING RATE.

b. MULCH ALONE MAY BE APPLIED BETWEEN THE FALL AND SPRING SEEDING DATES ONLY IF THE GROUND IS FROZEN. THE APPROPRIATE SEEDING MIXTURE MUST BE APPLIED WHEN THE GROUND THAWS.

c. INOCULANTS: THE INOCULANT FOR TREATING LEGUME SEED IN THE SEED MIXTURES MUST BE A PURE CULTURE OF NITROGEN FIXING BACTERIA PREPARED SPECIFICALLY FOR THE SPECIES. INOCULANTS MUST NOT BE USED LATER THAN THE DATE INDICATED ON THE CONTAINER. ADD FRESH INOCULANTS AS DIRECTED ON THE PACKAGE. USE FOUR TIMES THE RECOMMENDED RATE WHEN HYDROSEEDING. NOTE: IT IS VERY IMPORTANT TO KEEP INOCULANT AS COOL AS POSSIBLE UNTIL USED. TEMPERATURES ABOVE 75 TO 80 DEGREES FAHRENHEIT CAN WEAKEN BACTERIA AND MAKE THE INOCULANT LESS EFFECTIVE.

d. SOD OR SEED MUST NOT BE PLACED ON SOIL WHICH HAS BEEN TREATED WITH SOIL STERILANTS OR CHEMICALS USED FOR WEED CONTROL UNTIL SUFFICIENT TIME HAS ELAPSED (14 DAYS MIN.) TO PERMIT DISSIPATION OF PHYTO-TOXIC MATERIALS.

2. APPLICATION

a. DRY SEEDING: THIS INCLUDES USE OF CONVENTIONAL DROP OR BROADCAST SPREADERS.

i. INCORPORATE SEED INTO THE SUBSOIL AT THE RATES PRESCRIBED ON TEMPORARY SEEDING TABLE B.1, PERMANENT SEEDING TABLE B.3, OR SITE-SPECIFIC SEEDING SUMMARIES.

ii. APPLY SEED IN TWO DIRECTIONS, PERPENDICULAR TO EACH OTHER. APPLY HALF THE SEEDING RATE IN EACH DIRECTION. ROLL THE SEEDED AREA WITH A WEIGHTED ROLLER TO PROVIDE GOOD SEED TO SOIL CONTACT

b. DRILL OR CULTIPACKER SEEDING: MECHANIZED SEEDERS THAT APPLY AND COVER SEED WITH SOIL.

i. CULTIPACKING SEEDERS ARE REQUIRED TO BURY THE SEED IN SUCH A FASHION AS TO PROVIDE AT LEAST 1/4 INCH OF SOIL COVERING. SEEDED MUST BE FIRM AFTER PLANTING.

ii. APPLY SEED IN TWO DIRECTIONS, PERPENDICULAR TO EACH OTHER. APPLY HALF THE SEEDING RATE IN EACH DIRECTION.

c. HYDROSEEDING: APPLY SEED UNIFORMLY WITH HYDROSEEDER (SLURRY INCLUDES SEED AND FERTILIZER).

i. IF FERTILIZER IS BEING APPLIED AT THE TIME OF SEEDING, THE APPLICATION RATES SHOULD NOT EXCEED THE FOLLOWING: NITROGEN, 100 POUNDS PER ACRE TOTAL OF SOLUBLE NITROGEN; P205 (PHOSPHOROUS), 200 POUNDS PER ACRE; K20 (POTASSIUM), 200 POUNDS PER ACRE.

ii. LIME: USE ONLY GROUND AGRICULTURAL LIMESTONE (UP TO 3 TONS PER ACRE MAY BE APPLIED BY HYDROSEEDING). NORMALLY, NOT MORE THAN 2 TONS ARE APPLIED BY HYDROSEEDING AT ANY ONE TIME. DO NOT USE BURNT OR HYDRATED LIME WHEN HYDROSEEDING.

iii. MIX SEED AND FERTILIZER ON SITE AND SEED IMMEDIATELY AND WITHOUT INTERRUPTION.

iv. WHEN HYDROSEEDING DO NOT INCORPORATE SEED INTO THE SOIL.

B. MULCHING

1. MULCH MATERIALS (IN ORDER OF PREFERENCE)

a. STRAW CONSISTING OF THOROUGHLY THRESHED WHEAT, RYE, OAT, OR BARLEY AND REASONABLY BRIGHT IN COLOR. STRAW IS TO BE FREE OF NOXIOUS WEED SEEDS AS SPECIFIED IN THE MARYLAND SEED LAW AND NOT MUSTY, MOLDY, CANKED, DECAYED, OR EXCESSIVELY DUSTY. NOTE: USE ONLY STERILE STRAW MULCH IN AREAS WHERE ONE SPECIES OF GRASS IS DESIRED.

b. WOOD CELLULOSE FIBER MULCH (WCFM) CONSISTING OF SPECIALLY PREPARED WOOD CELLULOSE PROCESSED INTO A UNIFORM FIBROUS PHYSICAL STATE.

i. WCFM IS TO BE DYED GREEN OR CONTAIN A GREEN DYE IN THE PACKAGE THAT WILL PROVIDE AN APPROPRIATE COLOR TO FACILITATE VISUAL INSPECTION OF THE UNIFORMLY SPREAD SLURRY.

ii. WCFM, INCLUDING DYE, MUST CONTAIN NO GERMINATION OR GROWTH INHIBITING FACTORS.

iii. WCFM MATERIALS ARE TO BE MANUFACTURED AND PROCESSED IN SUCH A MANNER THAT THE WOOD CELLULOSE FIBER MULCH WILL REMAIN IN UNIFORM SUSPENSION IN WATER UNDER AGITATION AND WILL BLEND WITH SEED, FERTILIZER AND OTHER ADDITIVES TO FORM A HOMOGENEOUS SLURRY. THE MULCH MATERIAL MUST FORM A BLOTTER-LIKE GROUND COVER, ON APPLICATION, HAVING MOISTURE ABSORPTION AND PERCOLATION PROPERTIES AND MUST COVER AND HOLD GRASS SEED IN CONTACT WITH THE SOIL WITHOUT INHIBITING THE GROWTH OF THE GRASS SEEDLINGS.

iv. WCFM MATERIAL MUST NOT CONTAIN ELEMENTS OR COMPOUNDS AT CONCENTRATION LEVELS THAT WILL BE PHYTO-TOXIC.

v. WCFM MUST CONFORM TO THE FOLLOWING PHYSICAL REQUIREMENTS: FIBER LENGTH OF APPROXIMATELY 10 MILLIMETERS, DIAMETER APPROXIMATELY 1 MILLIMETER, PH RANGE OF 4.0 TO 8.5, ASH CONTENT OF 1.6 PERCENT MAXIMUM AND WATER HOLDING CAPACITY OF 90 PERCENT MINIMUM.

2. APPLICATION

a. APPLY MULCH TO ALL SEEDED AREAS IMMEDIATELY AFTER SEEDING.

b. WHEN STRAW MULCH IS USED, SPREAD IT OVER ALL SEEDED AREAS AT THE RATE OF 2 TONS PER ACRE TO A UNIFORM LOOSE DEPTH OF 1 TO 2 INCHES. APPLY MULCH TO ACHIEVE A UNIFORM DISTRIBUTION AND DEPTH SO THAT THE SOIL SURFACE IS NOT EXPOSED. WHEN USING A MULCH ANCHORING TOOL, INCREASE THE APPLICATION RATE TO 2.5 TONS PER ACRE.

c. WOOD CELLULOSE FIBER USED AS MULCH MUST BE APPLIED AT A NET DRY WEIGHT OF 1500 POUNDS PER ACRE. MIX THE WOOD CELLULOSE FIBER WITH WATER TO ATTAIN A MIXTURE WITH A MAXIMUM OF 50 POUNDS OF WOOD CELLULOSE FIBER PER 100 GALLONS OF WATER.

3. ANCHORING

a. PERFORM MULCH ANCHORING IMMEDIATELY FOLLOWING APPLICATION OF MULCH TO MINIMIZE LOSS BY WIND OR WATER. THIS MAY BE DONE BY ONE OF THE FOLLOWING METHODS (LISTED BY PREFERENCE), DEPENDING UPON THE SIZE OF THE AREA AND EROSION HAZARD:

i. A MULCH ANCHORING TOOL IS A TRACTOR DRAWN IMPLEMENT DESIGNED TO PUNCH AND ANCHOR MULCH INTO THE SOIL SURFACE A MINIMUM OF 2 INCHES. THIS PRACTICE IS MOST EFFECTIVE ON LARGE AREAS, BUT IS LIMITED TO FLATTER SLOPES WHERE EQUIPMENT CAN OPERATE SAFELY. IF USED ON SLOPING LAND, THIS PRACTICE SHOULD FOLLOW THE CONTOUR.

ii. WOOD CELLULOSE FIBER MAY BE USED FOR ANCHORING STRAW. APPLY THE FIBER BINDER AT A NET DRY WEIGHT OF 750 POUNDS PER ACRE. MIX THE WOOD CELLULOSE FIBER WITH WATER AT A MAXIMUM OF 50 POUNDS OF WOOD CELLULOSE FIBER PER 100 GALLONS OF WATER.

iii. SYNTHETIC BINDERS SUCH AS ACRYLIC DLR (AGRO-TACK), DCA-70, PETROSET, TERRA TAX II, TERRA TACK ACR OR OTHER APPROVED EQUAL MAY BE USED. FOLLOW APPLICATION RATES AS SPECIFIED BY THE MANUFACTURER. APPLICATION OF LIQUID BINDERS NEEDS TO BE HEAVIER AT THE EDGES WHERE WIND CATCHES MULCH, SUCH AS IN VALLEYS AND ON CRESTS OF BANKS. USE OF ASPHALT BINDERS IS STRICTLY PROHIBITED.

iv. LIGHTWEIGHT PLASTIC NETTING MAY BE STAPLED OVER THE MULCH ACCORDING TO MANUFACTURER RECOMMENDATIONS. NETTING IS USUALLY AVAILABLE IN ROLLS 4 TO 15 FEET WIDE AND 300 TO 3,000 FEET LONG.

B-4-4 STANDARDS AND SPECIFICATIONS FOR TEMPORARY STABILIZATION

DEFINITION
TO STABILIZE DISTURBED SOILS WITH VEGETATION FOR UP TO 6 MONTHS.

PURPOSE
TO USE FAST GROWING VEGETATION THAT PROVIDES COVER ON DISTURBED SOILS.

CONDITIONS WHERE PRACTICE APPLIES

EXPOSED SOILS WHERE GROUND COVER IS NEEDED FOR A PERIOD OF 6 MONTHS OR LESS. FOR LONGER DURATION OF TIME, PERMANENT STABILIZATION PRACTICES ARE REQUIRED.

CRITERIA

1. SELECT ONE OR MORE OF THE SPECIES OR SEED MIXTURES LISTED IN TABLE B.1 FOR THE APPROPRIATE PLANT HARDINESS ZONE (FROM FIGURE B.3), AND ENTER THEM IN THE TEMPORARY SEEDING SUMMARY BELOW ALONG WITH APPLICATION RATES, SEEDING DATES AND SEEDING DEPTHS. IF THIS SUMMARY IS NOT PUT ON THE PLAN AND COMPLETED, THEN TABLE B.1 PLUS FERTILIZER AND LIME RATES MUST BE PUT ON THE PLAN.

2. FOR SITES HAVING SOIL TESTS PERFORMED, USE AND SHOW THE RECOMMENDED RATES BY THE TESTING AGENCY. SOIL TESTS ARE NOT REQUIRED FOR TEMPORARY SEEDING.

3. WHEN STABILIZATION IS REQUIRED OUTSIDE OF A SEEDING SEASON, APPLY SEED AND MULCH OR STRAW MULCH ALONE AS PRESCRIBED IN SECTION B-4-3.A.1.B AND MAINTAIN UNTIL THE NEXT SEEDING SEASON.

TEMPORARY SEEDING SUMMARY						
HARDNESS ZONE (FROM FIGURE B.3):		6B			FERTILIZER RATE (10-20-20)	LIME RATE
SEED MIXTURE (FROM TABLE B.1):						
NO.	SPECIES	APPLICATION RATE (lb/ac)	SEEDING DATES	SEEDING DEPTHS		
	ANNUAL RYEGRASS	40	MAR 1 TO MAY 15; AUG 1 TO OCT 15	0.5		
	BARLEY	96	MAR 1 TO MAY 15; AUG 1 TO OCT 15	1.0	436 lb/ac (10 lb/1000 sf)	2 tons/ac (90 lb/1000 sf)
	OATS	72	MAR 1 TO MAY 15; AUG 1 TO OCT 15	1.0		
	PEARL MILLET	20	MAY 16 TO JULY 31	0.5		

B-4-5 STANDARDS AND SPECIFICATIONS FOR PERMANENT STABILIZATION

TO STABILIZE DISTURBED SOILS WITH PERMANENT VEGETATION.

PURPOSE
TO USE LONG-LIVED PERENNIAL GRASSES AND LEGUMES TO ESTABLISH PERMANENT GROUND COVER

ON DISTURBED SOILS. CONDITIONS WHERE PRACTICE APPLIES

EXPOSED SOILS WHERE GROUND COVER IS NEEDED FOR 6 MONTHS OR MORE.

A. SEED MIXTURES

1. GENERAL USE

a. SELECT ONE OR MORE OF THE SPECIES OR MIXTURES LISTED IN TABLE B.3 FOR THE APPROPRIATE PLANT HARDINESS ZONE (FROM FIGURE B.3) AND BASED ON THE SITE CONDITION OR PURPOSE FOUND ON TABLE B.2. ENTER SELECTED MIXTURE(S), APPLICATION RATES, AND SEEDING DATES IN THE PERMANENT SEEDING SUMMARY. THE SUMMARY IS TO BE PLACED ON THE PLAN.

b. ADDITIONAL PLANTING SPECIFICATIONS FOR EXCEPTIONAL SITES SUCH AS SHORELINES, STREAM BANKS, OR DUNES OR FOR SPECIAL PURPOSES SUCH AS WILDLIFE OR AESTHETIC TREATMENT MAY BE FOUND IN USDA-NRCS TECHNICAL FIELD OFFICE GUIDE, SECTION 342 - CRITICAL AREA PLANTING.

c. FOR SITES HAVING DISTURBED AREA OVER 5 ACRES, USE AND SHOW THE RATES RECOMMENDED BY THE SOIL TESTING AGENCY.

d. FOR AREAS RECEIVING LOW MAINTENANCE, APPLY UREA FORM FERTILIZER (46-0-0) AT 3 1/2 POUNDS PER 1000 SQUARE FEET (150 POUNDS PER ACRE) AT THE TIME OF SEEDING IN ADDITION TO THE SOIL AMENDMENTS SHOWN IN THE PERMANENT SEEDING SUMMARY.

2. TURFGRASS MIXTURES

a. AREAS WHERE TURFGRASS MAY BE DESIRED INCLUDE LAWNS, PARKS, PLAYGROUNDS, AND COMMERCIAL SITES WHICH WILL RECEIVE A MEDIUM TO HIGH LEVEL OF MAINTENANCE.

b. SELECT ONE OR MORE OF THE SPECIES OR MIXTURES LISTED BELOW BASED ON THE SITE CONDITIONS OR PURPOSE. ENTER SELECTED MIXTURE(S), APPLICATION RATES, AND SEEDING DATES IN THE PERMANENT SEEDING SUMMARY. THE SUMMARY IS TO BE PLACED ON THE PLAN.

i. KENTUCKY BLUEGRASS: FULL SUN MIXTURE: FOR USE IN AREAS THAT RECEIVE INTENSIVE MANAGEMENT. IRRIGATION REQUIRED IN THE AREAS OF CENTRAL MARYLAND AND EASTERN SHORE. RECOMMENDED CERTIFIED KENTUCKY BLUEGRASS CULTIVARS SEEDING RATE: 1.5 TO 2.0 POUNDS PER 1000 SQUARE FEET. CHOOSE A MINIMUM OF THREE KENTUCKY BLUEGRASS CULTIVARS WITH EACH RANGING FROM 10 TO 35 PERCENT OF THE TOTAL MIXTURE BY WEIGHT.

ii. KENTUCKY BLUEGRASS/PERENNIAL RYE: FULL SUN MIXTURE: FOR USE IN FULL SUN AREAS WHERE RAPID ESTABLISHMENT IS NECESSARY AND WHEN TURF WILL RECEIVE MEDIUM TO INTENSIVE MANAGEMENT. CERTIFIED PERENNIAL RYEGRASS CULTIVARS/CERTIFIED KENTUCKY BLUEGRASS SEEDING RATE: 2 POUNDS MIXTURE PER 1000 SQUARE FEET. CHOOSE A MINIMUM OF THREE KENTUCKY BLUEGRASS CULTIVARS WITH EACH RANGING FROM 10 TO 35 PERCENT OF THE TOTAL MIXTURE BY WEIGHT.

iii. TALL FESCUE/KENTUCKY BLUEGRASS: FULL SUN MIXTURE: FOR USE IN DROUGHT PRONE AREAS AND/OR FOR AREAS RECEIVING LOW TO MEDIUM MANAGEMENT IN FULL SUN TO MEDIUM SHADE. RECOMMENDED MIXTURE INCLUDES: CERTIFIED TALL FESCUE CULTIVARS 95 TO 100 PERCENT, CERTIFIED KENTUCKY BLUEGRASS CULTIVARS 0 TO 5 PERCENT. SEEDING RATE: 5 TO 8 POUNDS PER 1000 SQUARE FEET. ONE OR MORE CULTIVARS MAY BE BLENDED.

iv. KENTUCKY BLUEGRASS/FINE FESCUE: SHADE MIXTURE: FOR USE IN AREAS WITH SHADE IN BLUEGRASS LAWNS. FOR ESTABLISHMENT IN HIGH QUALITY, INTENSIVELY MANAGED TURF AREA. MIXTURE INCLUDES: CERTIFIED KENTUCKY BLUEGRASS CULTIVARS 30 TO 40 PERCENT AND CERTIFIED FINE FESCUE AND 60 TO 70 PERCENT. SEEDING RATE: 1 1/2 TO 3 POUNDS PER 1000 SQUARE FEET.

NOTES:
SELECT TURFGRASS VARIETIES FROM THOSE LISTED IN THE MOST CURRENT UNIVERSITY OF MARYLAND PUBLICATION, AGRONOMY MEMO #77, "TURFGRASS CULTIVAR RECOMMENDATIONS FOR MARYLAND"

CHOOSE CERTIFIED MATERIAL. CERTIFIED MATERIAL IS THE BEST GUARANTEE OF CULTIVAR PURITY. THE CERTIFICATION PROGRAM OF THE MARYLAND DEPARTMENT OF AGRICULTURE, TURF AND SEED SECTION, PROVIDES A RELIABLE MEANS OF CONSUMER PROTECTION AND ASSURES A PURE GENETIC LINE.

c. IDEAL TIMES OF SEEDING FOR TURF GRASS MIXTURES

WESTERN MD.: MARCH 15 TO JUNE 1, AUGUST 1 TO OCTOBER 1 (HARDINESS ZONES: 5B, 6A) CENTRAL

MD.: MARCH 1 TO MAY 15, AUGUST 15 TO OCTOBER 15 (HARDINESS ZONE: 6B)

SOUTHERN MD., EASTERN SHORE: MARCH 1 TO MAY 15, AUGUST 15 TO OCTOBER 15 (HARDINESS ZONES: 7A, 7B)

d. TILL AREAS TO RECEIVE SEED BY DISKING OR OTHER APPROVED METHODS TO A DEPTH OF 2 TO 4 INCHES, LEVEL AND RAKE THE AREAS TO PREPARE A PROPER SEEDED. REMOVE STONES AND DEBRIS OVER 11/2 INCHES IN DIAMETER. THE RESULTING SEEDED MUST BE IN SUCH CONDITION THAT FUTURE MOWING OF GRASSES WILL POSE NO DIFFICULTY.

e. IF SOIL MOISTURE IS DEFICIENT, SUPPLY NEW SEEDINGS WITH ADEQUATE WATER FOR PLANT GROWTH (1/2 TO 1 INCH EVERY 3 TO 4 DAYS DEPENDING ON SOIL TEXTURE) UNTIL THEY ARE FIRMLY ESTABLISHED. THIS IS ESPECIALLY TRUE WHEN SEEDINGS ARE MADE LATE IN THE PLANTING SEASON, IN ABNORMALLY DRY OR HOT SEASONS, OR ON ADVERSE SITES.

PERMANENT SEEDING SUMMARY									
HARDNESS ZONE (FROM FIGURE B.3): SEED MIXTURE (FROM TABLE B.3):			GB		FERTILIZER RATE (10-20-20)			LIME RATE	
NO.	SPECIES	APPLICATION RATE (lb/ac)	SEEDING DATES	SEEDING DEPTHS	N	P205	K ₂ O		
9	TALL FESCUE	100	MAR 1-MAY 15; AUG 15-OCT 15	1/4-1/2 IN	45 POUNDS PER ACRE (1.0lb/1000 sq ft)	90 POUNDS PER ACRE (2.0 lb/1000 sq ft)	90 POUNDS PER ACRE (2.0 lb/1000 sq ft)	2 TONS PER ACRE (90 lb/1000 sq ft)	
11	PEARL MILLET	20	MAR 1-MAY 15; AUG 15-OCT 15	1/4-1/2 IN	45 POUNDS PER ACRE (1.0lb/1000 sq ft)	90 POUNDS PER ACRE (2.0 lb/1000 sq ft)	90 POUNDS PER ACRE (2.0 lb/1000 sq ft)	2 TONS PER ACRE (90 lb/1000 sq ft)	

* FOR MAY 1 TO AUGUST 14, PLANT WITH NURSE CROP OF PEARL MILLET BASED ON 5K OF THE PERMANENT SEED MIX APPLICATION RATE.

* FOR MAY 1 TO AUGUST 14, PLANT WITH NURSE CROP OF PEARL MILLET BASED ON 5% OF THE PERMANENT SEED MIX APPLICATION RATE.

B. SOD: TO PROVIDE QUICK COVER ON DISTURBED AREAS (2:1 GRADE OR FLATTER).

1. GENERAL SPECIFICATIONS

a. CLASS OF TURFGRASS SOD MUST BE MARYLAND STATE CERTIFIED. SOD LABELS MUST BE MADE AVAILABLE TO THE JOB FOREMAN AND INSPECTOR.

b. SOD MUST BE MACHINE CUT AT A UNIFORM SOIL THICKNESS OF 3/4 INCH, PLUS OR MINUS 1/4 INCH, AT THE TIME OF CUTTING. MEASUREMENT FOR THICKNESS MUST EXCLUDE TOP GROWTH AND THATCH. BROKEN PADS AND TORN OR UNEVEN ENDS WILL NOT BE ACCEPTABLE.

c. STANDARD SIZE SECTIONS OF SOD MUST BE STRONG ENOUGH TO SUPPORT THEIR OWN WEIGHT AND RETAIN THEIR SIZE AND SHAPE WHEN SUSPENDED VERTICALLY WITH A FIRM GRASP ON THE UPPER 10 PERCENT OF THE SECTION

d. SOD MUST NOT BE HARVESTED OR TRANSPLANTED WHEN MOISTURE CONTENT (EXCESSIVELY DRY OR WET) MAY ADVERSELY AFFECT ITS SURVIVAL.

e. SOD MUST BE HARVESTED, DELIVERED, AND INSTALLED WITHIN A PERIOD OF 36 HOURS. SOD NOT TRANSPLANTED WITHIN THIS PERIOD MUST BE APPROVED BY AN AGRONOMIST OR SOIL SCIENTIST PRIOR TO ITS INSTALLATION.

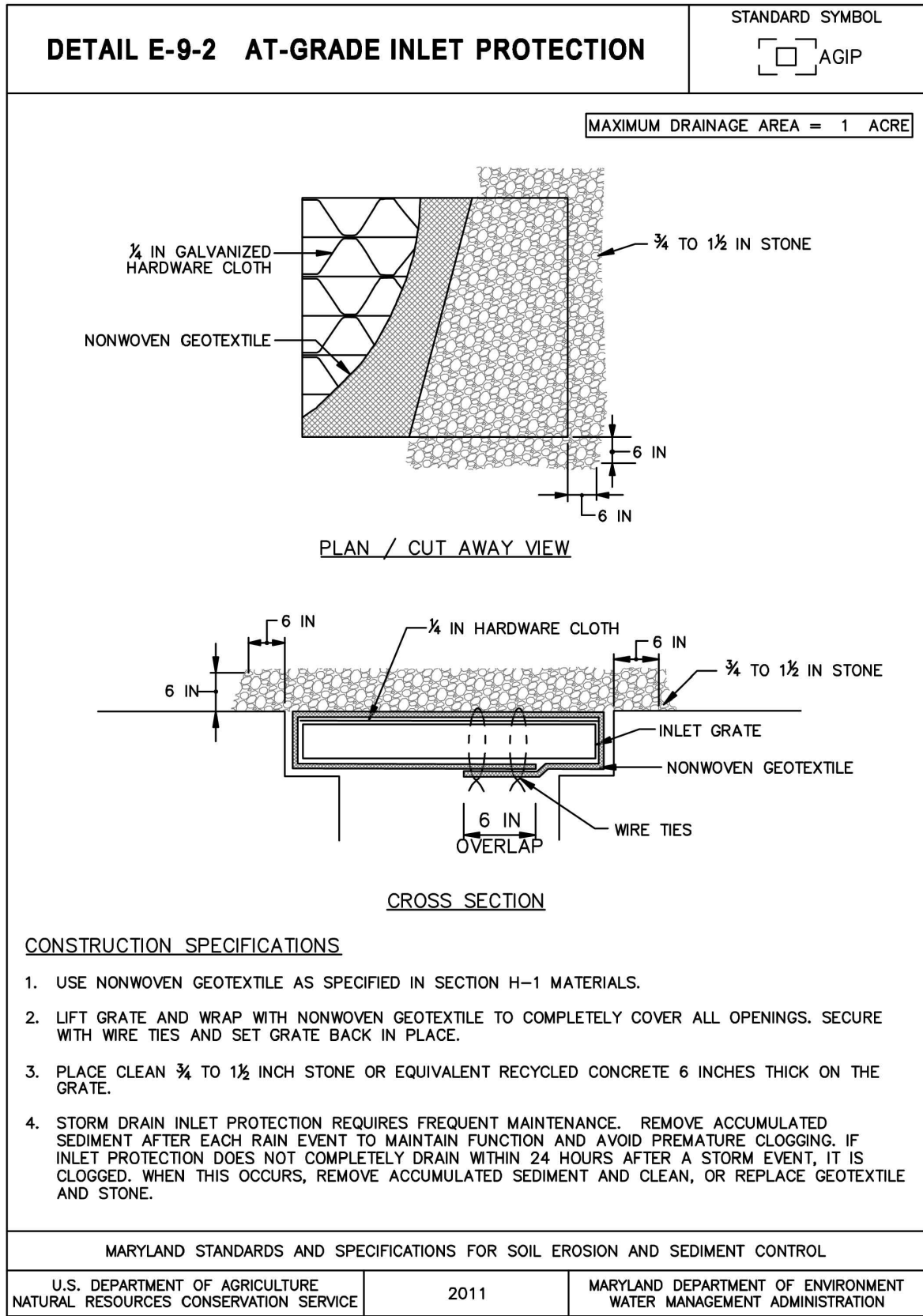
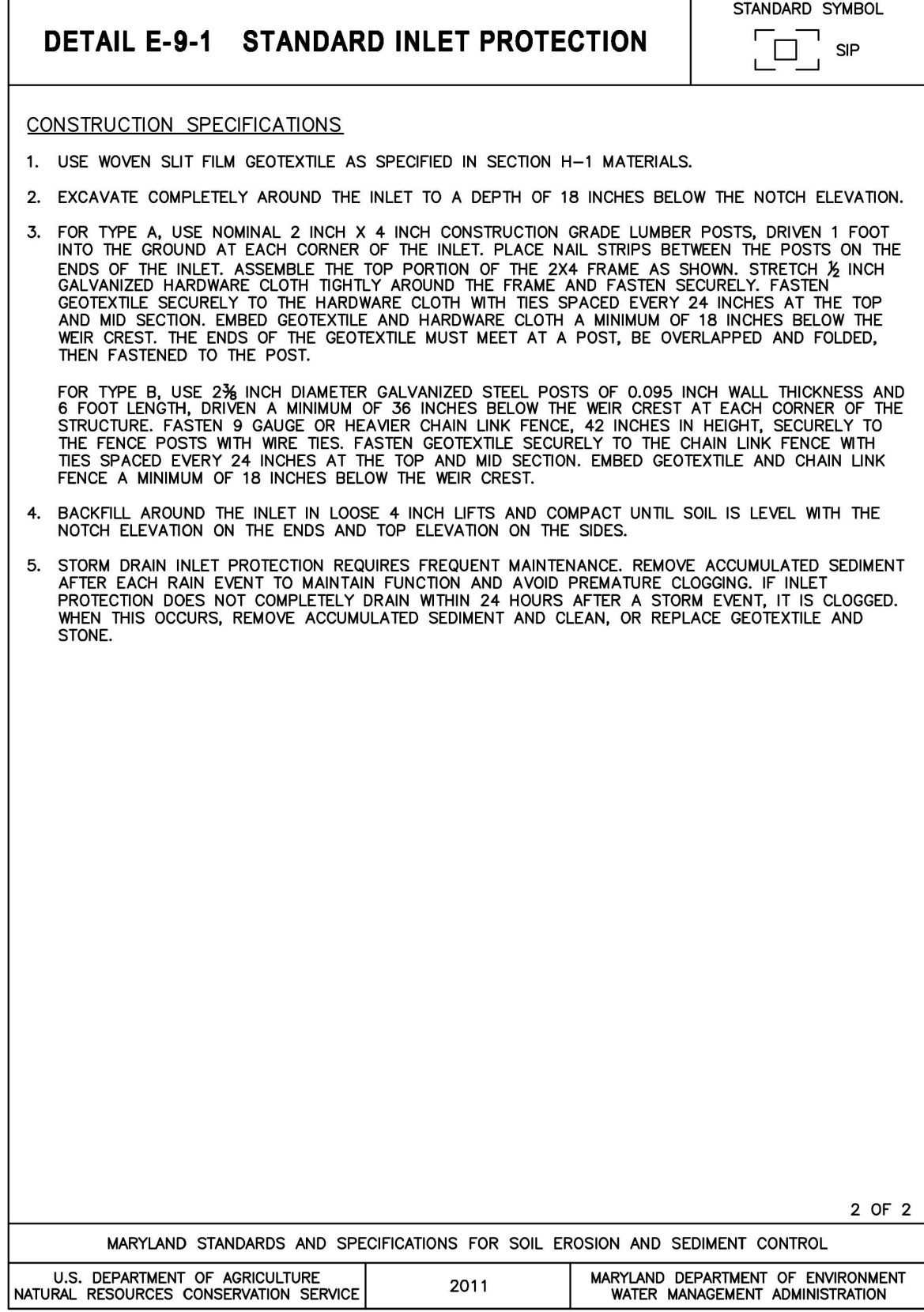
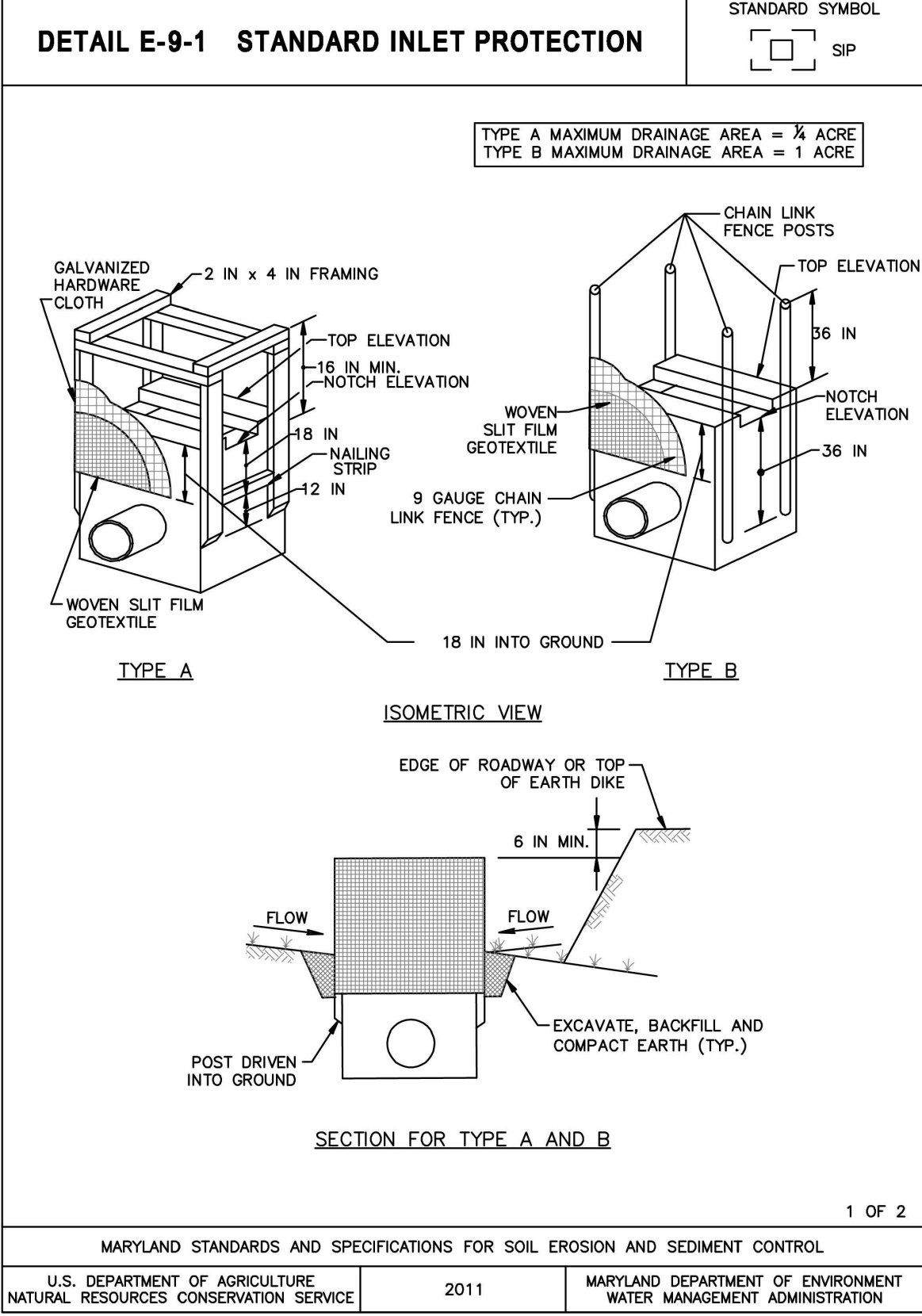
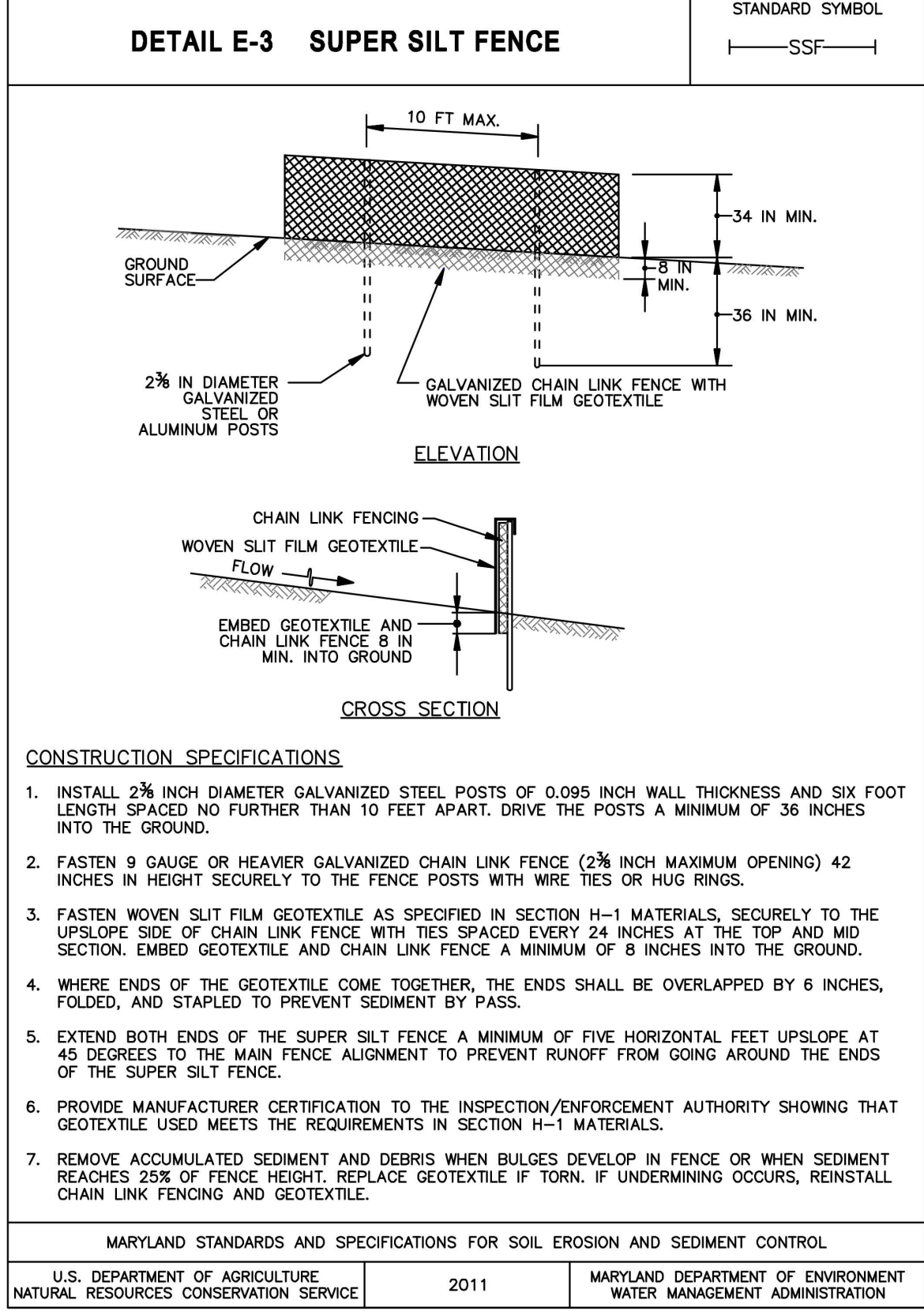
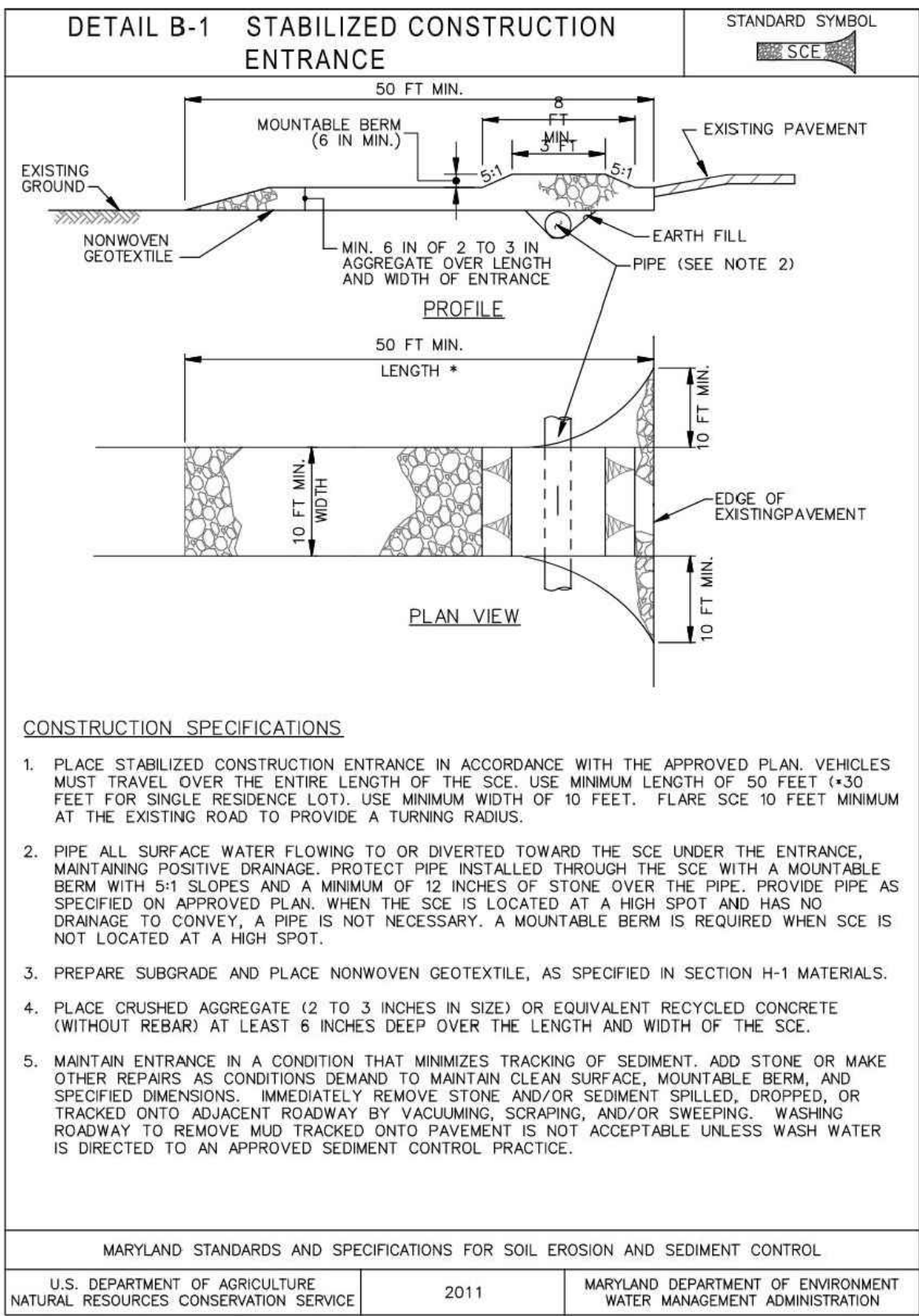
2. SOD INSTALLATION

a. DURING PERIODS OF EXCESSIVELY HIGH TEMPERATURE OR IN AREAS HAVING DRY SUBSOIL, LIGHTLY IRRIGATE THE SUBSOIL IMMEDIATELY PRIOR TO LAYING THE SOD.

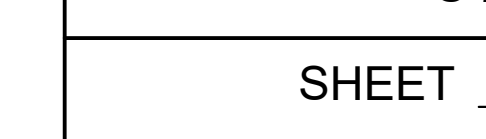
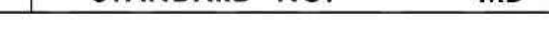
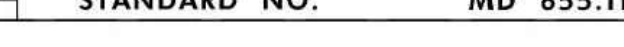
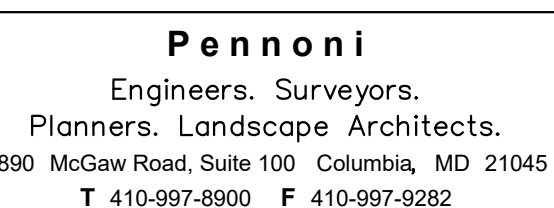
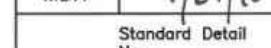
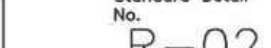
b. LAY THE FIRST ROW OF SOD IN A STRAIGHT LINE WITH SUBSEQUENT ROWS PLACED PARALLEL TO IT AND TIGHTLY WEDGED AGAINST EACH OTHER. STAGGER LATERAL JOINTS TO PROMOTE MORE UNIFORM GROWTH AND STRENGTH. ENSURE THAT SOD IS NOT STRETCHED OR OVERLAPPED AND THAT ALL JOINTS ARE BUTTED TIGHT IN ORDER TO PREVENT VOIDS WHICH WOULD CAUSE AIR DRYING OF THE ROOTS.

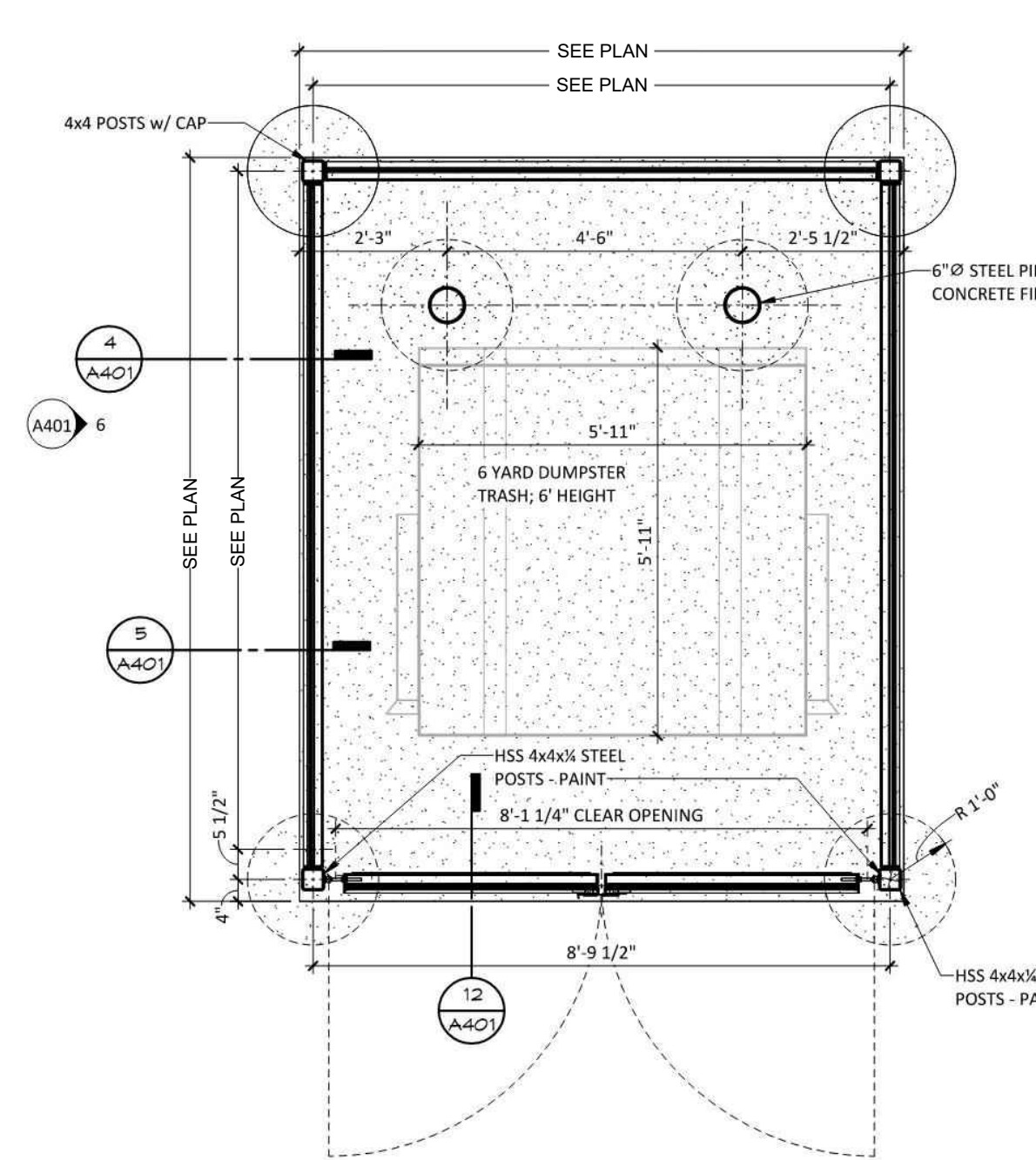
c. WHEREVER POSSIBLE, LAY SOD WITH THE LONG EDGES PARALLEL TO THE CONTOUR AND WITH STAGGERING JOINTS. ROLL AND TAMP, PEG OR OTHERWISE SECURE THE SOD TO PREVENT SLAGGING ON SLOPES. ENSURE SOLID CONTACT EXISTS BETWEEN SOD ROOTS AND THE UNDERLYING SOIL SURFACE.

d. WATER THE SOD IMMEDIATELY FOLLOWING ROLLING AND TAMPING UNTIL THE UNDERSIDE OF THE NEW SOD PAD AND SOIL SURFACE BELOW THE SOD ARE THOROUGHLY WET. COMPLETE THE OPERATIONS OF LAYING, TAMPING AND IRRIGATING FOR ANY PIECE OF SOD WITHIN EIGHT HOURS.

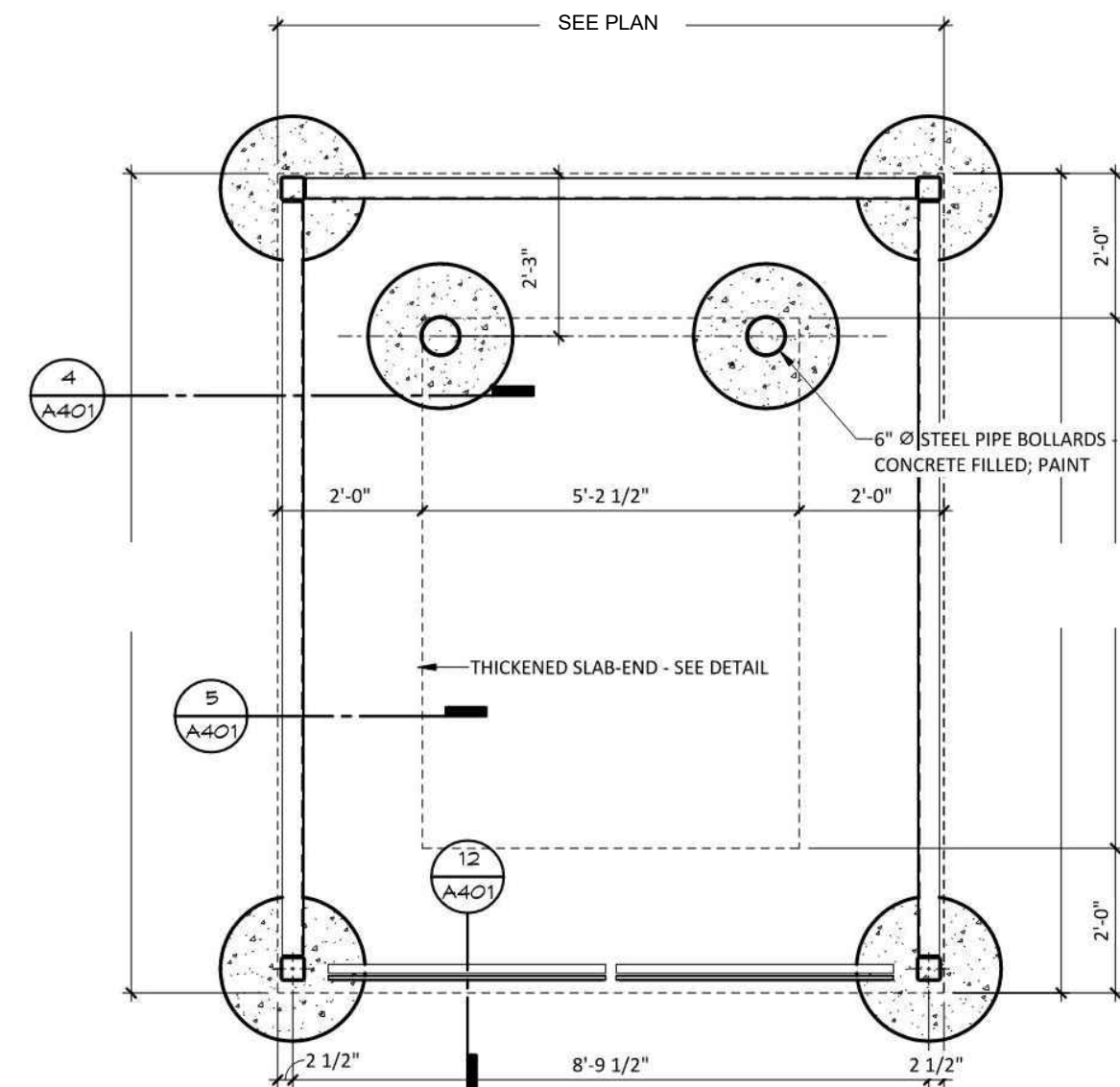


DATE	NO.	REVISION
PROJECT		
MOUNT AIRY SHINY SHELL CAR WASH		
AREA		
TAX MAP 0802 PARCEL 0166 PAR 1 & PAR 2 TAX ACCOUNTS 024421 & 024448 13TH ELECTION DISTRICT TOWN OF MT. AIRY, CARROLL COUNTY, MARYLAND		
TITLE		
CONCEPT SEDIMENT CONTROL DETAILS		
OWNER		DEVELOPER
SHINY SHELL MT AIRY LLC C/O COLDWATER CAPITAL 3135 S. RICHMOND STREET SALT LAKE CITY, UTAH 84106 801-573-0258		COLDWATER CAPITAL ATTN: JEFF WOOD 3135 S. RICHMOND STREET SALT LAKE CITY, UTAH 84106 801-573-0258
SEAL		
DESIGNED BY: JSN/JCP		
DRAWN BY: JSN/SVH		
PROJECT NO: COLDC22006		
DATE: AUGUST 10, 2022		
SCALE: AS SHOWN		
BY:		
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A FULLY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 85718, EXPIRATION DATE: 12/31/2027		
S-22-0015		
SHEET 6 OF 12		

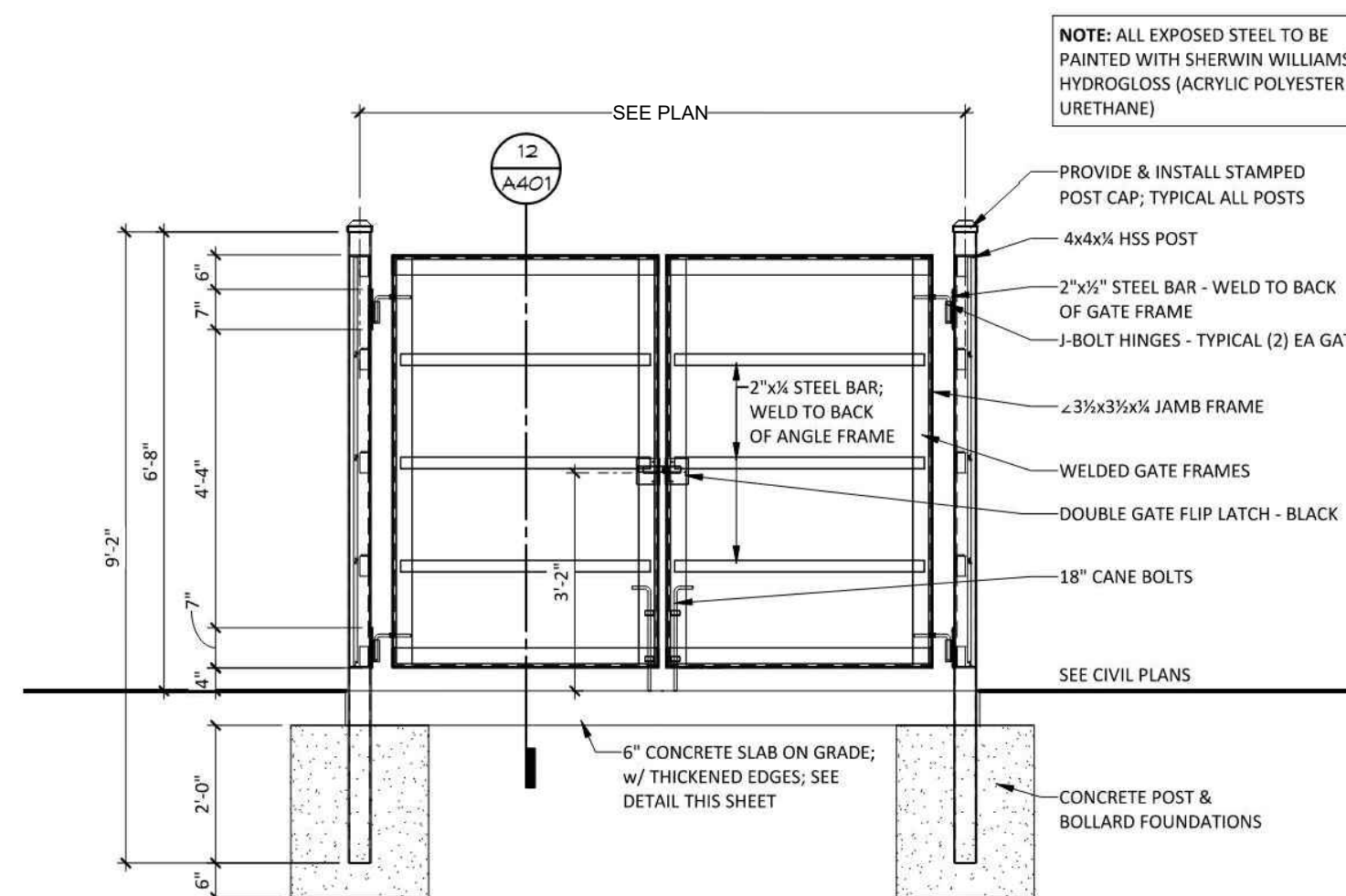




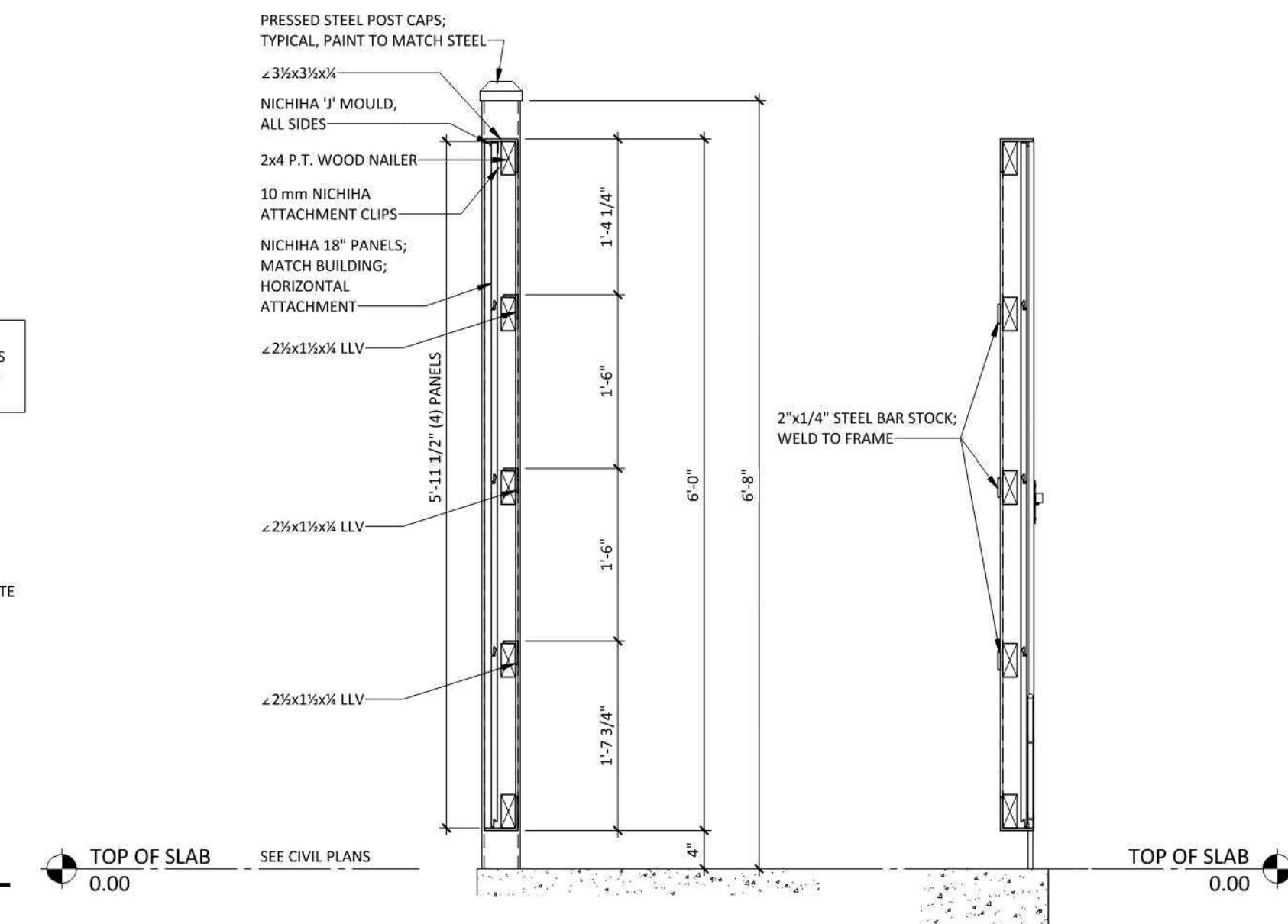
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8 NOT TO SCALE



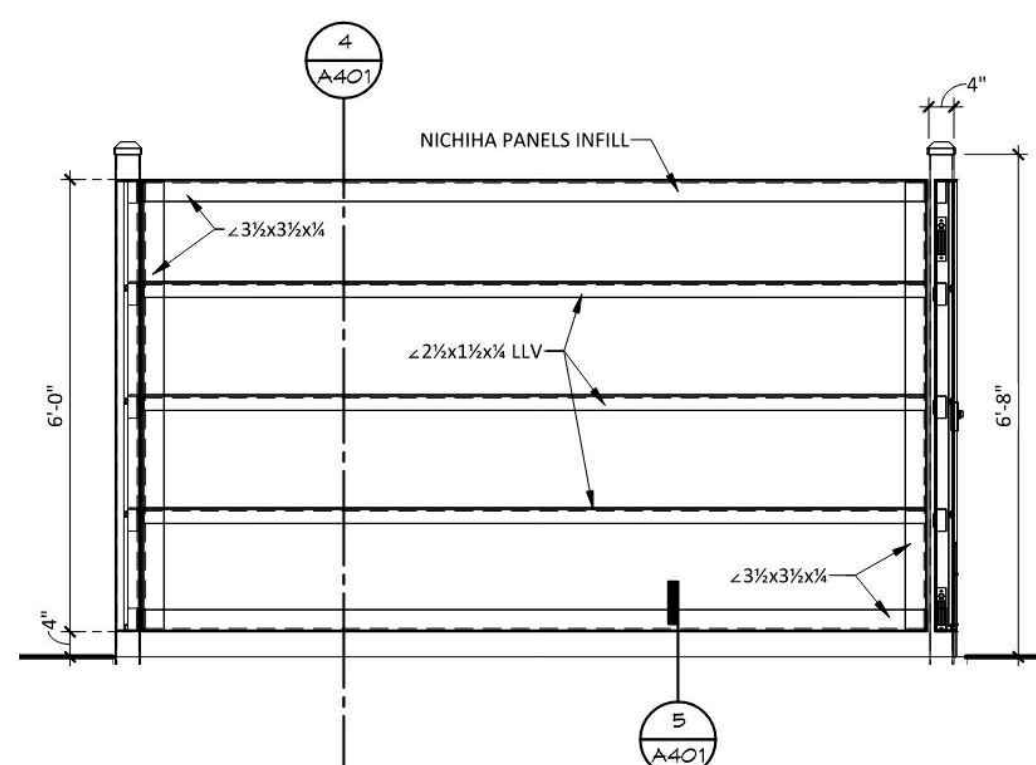
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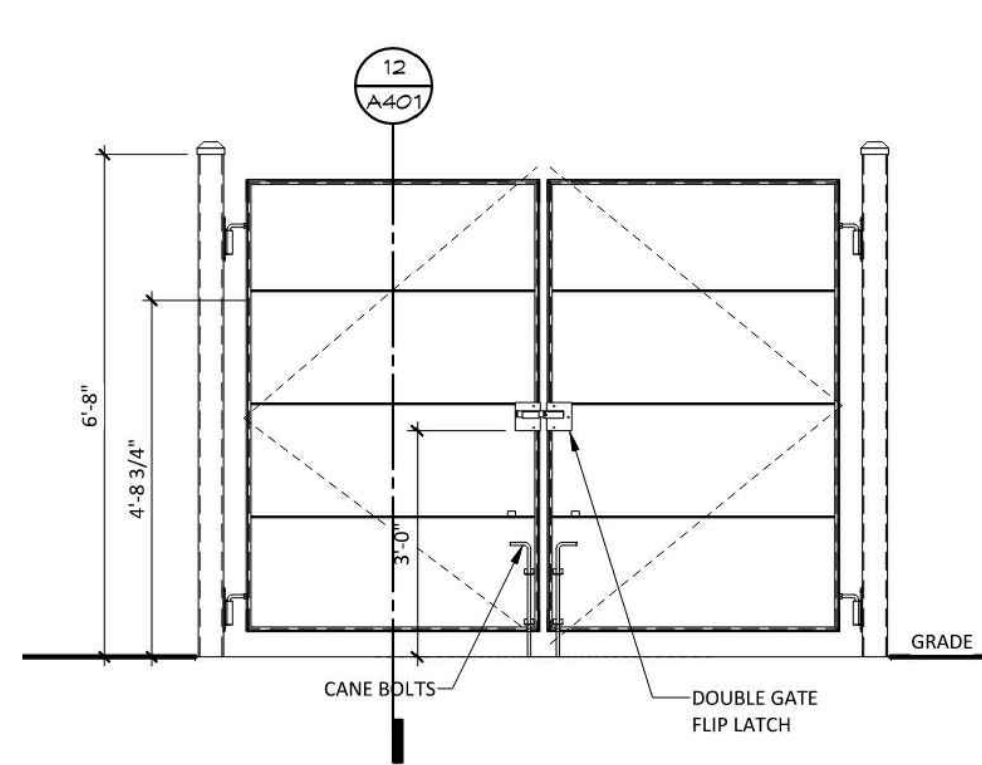
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8 NOT TO SCALE



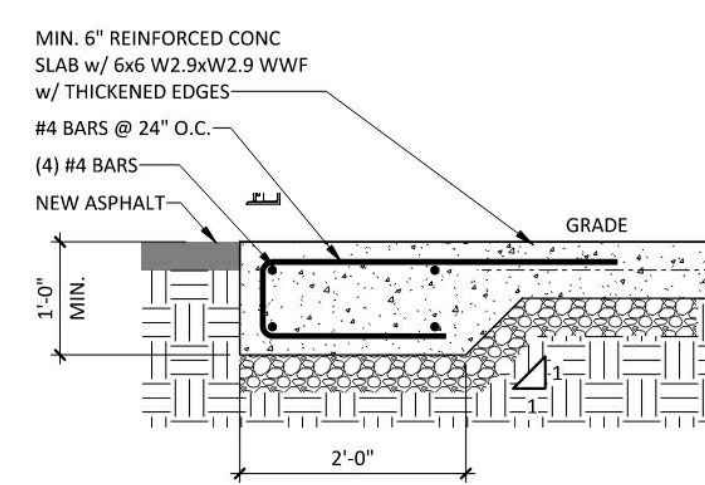
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8 NOT TO SCALE



5 DUMPSTER PAD SIDE ELEVATION
8 NOT TO SCALE



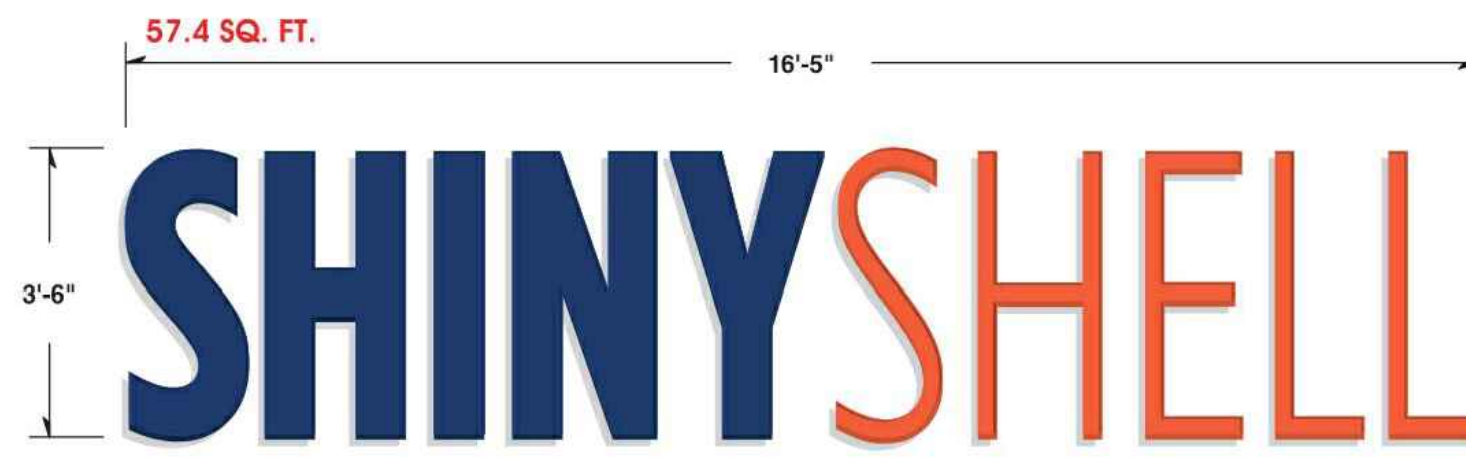
6 DUMPSTER PAD FRONT ELEVATION
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7 DUMPSTER PAD SLAB EDGE
8 NOT TO SCALE

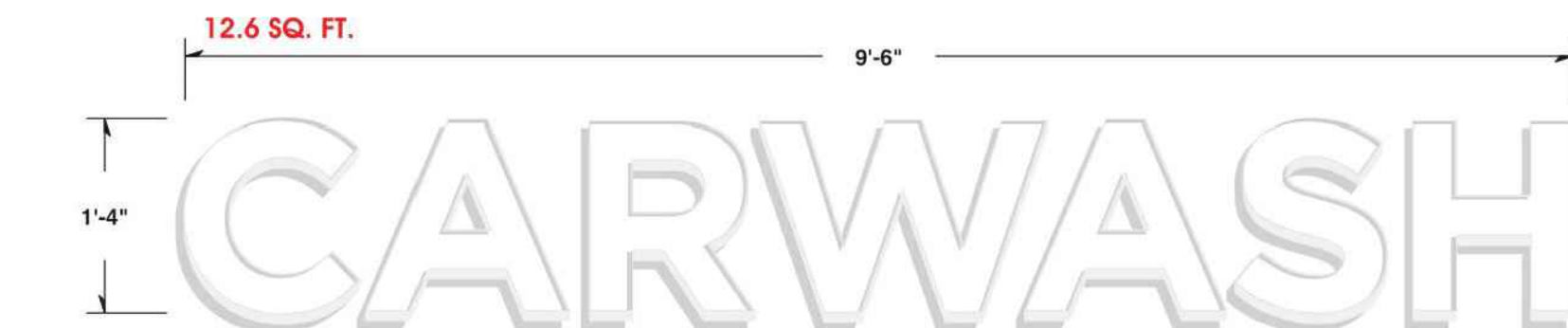


NORTH ELEVATION LETTERS: QTY 1



EAST ELEVATION LETTERS: QTY 1

8 BUILDING MOUNTED SIGNS
8 NOT TO SCALE

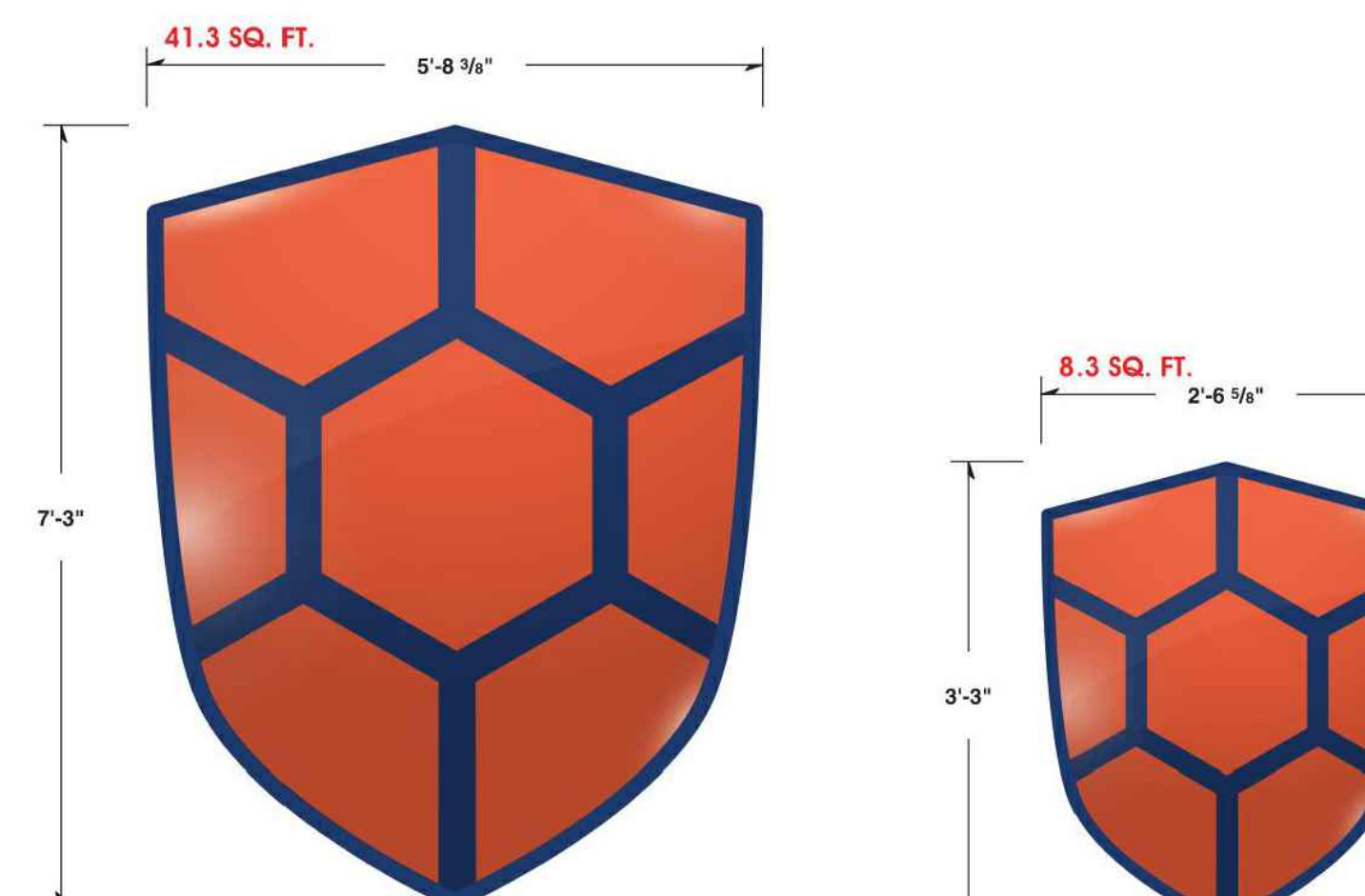


NORTH ELEVATION LETTERS: QTY 1



EAST ELEVATION LETTERS: QTY 1

10 BUILDING MOUNTED SIGNS
8 NOT TO SCALE



EAST ELEVATION LOGO: QTY 1

NORTH ELEVATION LOGO: QTY 1

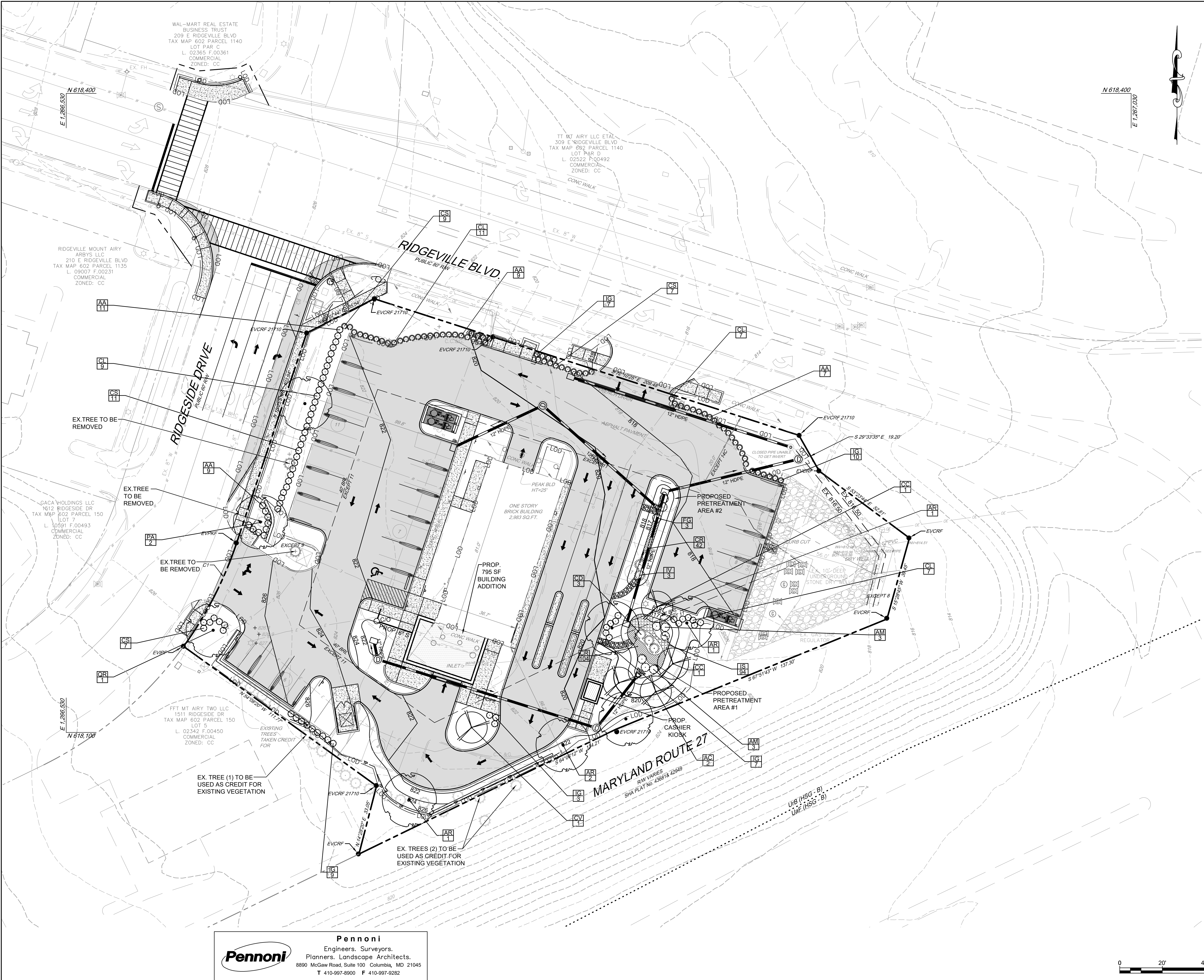
11 BUILDING MOUNTED SIGNS
8 NOT TO SCALE



TENANT VINYL: QTY 2

9 POLE SIGN
8 NOT TO SCALE

DATE	NO.	REVISION
PROJECT		
MOUNT AIRY SHINY SHELL CAR WASH		
AREA	TAX MAP 0602 PARCEL 0166 PAR1 & PAR 2 TAX ACCOUNTS 024421 & 024448 13TH ELECTION DISTRICT TOWN OF MT. AIRY, CARROLL COUNTY, MARYLAND	
TITLE		
SITE DETAILS		
OWNER	DEVELOPER	
SHINY SHELL MT AIRY LLC C/O COLDWATER CAPITAL 3135 S. RICHMOND STREET SALT LAKE CITY, UTAH 84106 801-573-0258	COLDWATER CAPITAL ATTN: JEFF WOOD 3135 S. RICHMOND STREET SALT LAKE CITY, UTAH 84106 801-573-0258	
SEAL		
BY: _____	DESIGNED BY : JSN/JCP	
	DRAWN BY : JSN/SVH	
	PROJECT NO : COLDCC22006	
	DATE : AUGUST 10, 2022	
	SCALE : AS SHOWN	
S-22-0015		
SHEET 8 OF 12		




LEGEND
PROPERTY LINE
EXISTING CONTOURS
EXISTING STREAM EDGE
EXISTING TREE LINE
EXISTING FENCE
EXISTING SOILS
EXISTING GAS
EXISTING SEWER
EXISTING UNDERGROUND?
EXISTING UNDERGROUND ELECTRIC
EXISTING OVERHEAD ELECTRIC
EXISTING WATER
EXISTING STORM DRAIN
LIMIT OF DISTURBANCE
PROPOSED STORM DRAIN
PROPOSED CONTOURS
PROPOSED SHADE TREE
PROPOSED ORNAMENTAL TREE
PROPOSED SHRUB
TREE PROTECTION FENCE
PROPOSED SEWER

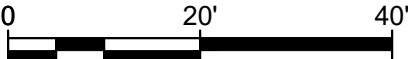
820
818

TP TP

PROP. 6" S

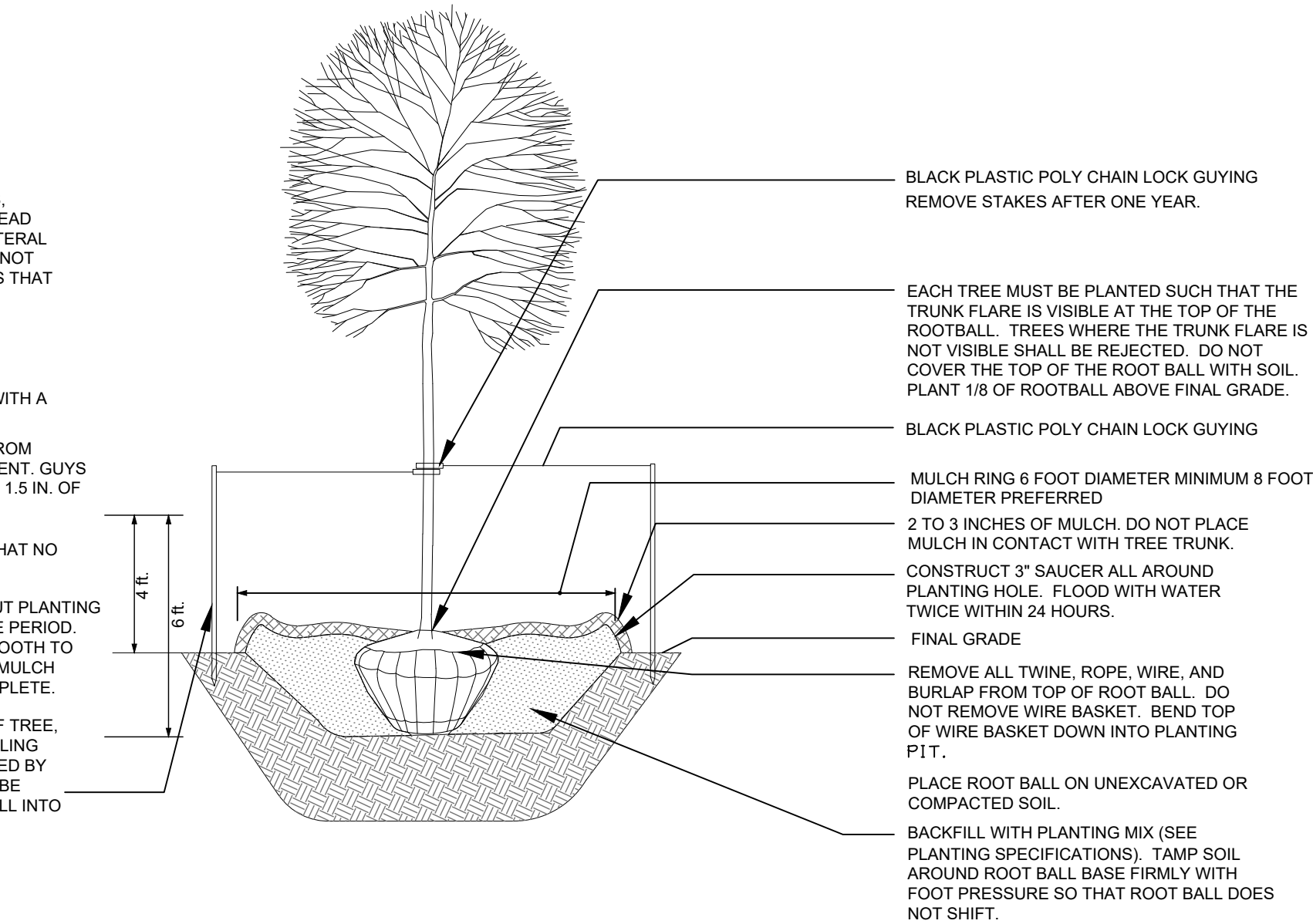
DATE		NO.		REVISION	
PROJECT					
MOUNT AIRY SHINY SHELL CAR WASH					
AREA		TAX MAP 0602 PARCEL 0166 PAR 1 & PAR 2 TAX ACCOUNTS 024421 & 024448 13TH ELECTION DISTRICT TOWN OF MT. AIRY, CARROLL COUNTY, MARYLAND			
TITLE CONCEPT FOREST CONSERVATION & LANDSCAPE PLAN					
OWNER			DEVELOPER		
SHINY SHELL MT AIRY LLC C/O COLDWATER CAPITAL 3135 S. RICHMOND STREET SALT LAKE CITY, UTAH 84106 801-573-0258			COLDWATER CAPITAL ATTN: JEFF WOOD 3135 S. RICHMOND STREET SALT LAKE CITY, UTAH 84106 801-573-0258		
SEAL			DESIGNED BY: JSN/JCP DRAWN BY: JSN/SVH PROJECT NO: COLDC22006 DATE: AUGUST 10, 2022 SCALE: 1"=20'		
					
BY:					
PROFESSIONAL CERTIFICATION: I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A FULLY LICENSED REGISTERED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 4114, EXPIRATION DATE: 06-06-2024.					
S-22-0015					
SHEET 9 OF 12					

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8890 McGaw Road, Suite 100 Columbia, MD 21045
T 410-997-8900 F 410-997-9282



NOTES:

- DO NOT HEAVILY PRUNE THE TREE AT PLANTING. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS, AND BROKEN OR DEAD BRANCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED; HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.
 - STAKE TREES AS SHOWN.
 - DIG PLANTING PIT TWICE AS WIDE AS THE DIAMETER OF THE TOP OF THE ROOT BALL WITH A MINIMUM PLANTING PIT DIAMETER OF 5'.
 - TIGHTEN GUYS ONLY ENOUGH TO KEEP FROM SLIPPING. ALLOW FOR SOME TRUNK MOVEMENT. GUYS SHALL BE LONG ENOUGH TO ACCOMMODATE 1.5 IN. OF GROWTH AND BUFFER ALL BRANCHES.
 - TUCK ANY LOOSE ENDS OF THE GUY SO THAT NO LOOSE ENDS ARE EXPOSED.
 - CONTRACTOR TO REMOVE AND GRADE OUT PLANTING SAUCER AT END OF ONE-YEAR MAINTENANCE PERIOD. AREA AROUND TREES SHALL BE GRADED SMOOTH TO ELIMINATE MOUNDING. CONTRACTOR TO REMULCH AREA AROUND TREE WHEN GRADING IS COMPLETE.
- INSTALL TWO STAKES ON OPPOSITE SIDES OF TREE, PARALLEL TO THE DIRECTION OF THE PREVAILING WINTER WINDS, UNLESS OTHERWISE DIRECTED BY LANDSCAPE ARCHITECT. ALL STAKES SHALL BE DRIVEN OUTSIDE THE EDGE OF THE ROOT BALL INTO PREFERABLY UNEXCAVATED SOIL.

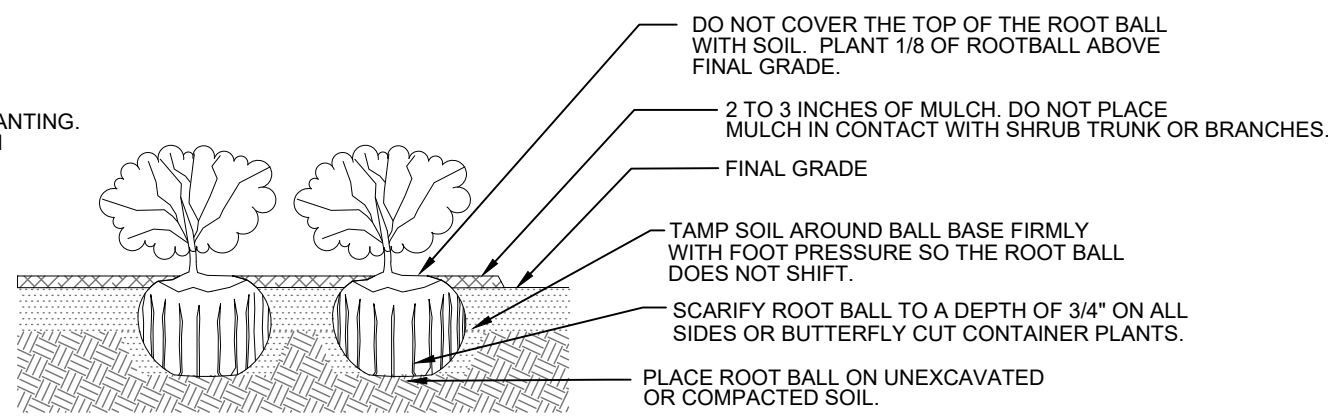


1 DECIDUOUS B&B TREE PLANTING DETAIL (TREES 3" CAL. OR SMALLER)

10 NOT TO SCALE

NOTES:

- SEE PLANTING SPECIFICATIONS FOR PREPARATION OF PLANTING BED.
 - DO NOT HEAVILY PRUNE THE SHRUB AT PLANTING. PRUNE ONLY BROKEN, DAMAGED, OR DISEASED BRANCHES.
 - DIG PLANTING PIT 12" WIDER THAN THE DIAMETER OF THE TOP OF THE ROOT BALL WITH A MINIMUM PLANTING PIT DIAMETER OF 16".
 - FOR B&B SHRUBS: REMOVE ALL TWINE, ROPE, AND BURLAP FROM TOP OF ROOT BALL.
 - ALL CONTAINERS SHALL BE REMOVED BEFORE INSTALLATION.
- DO NOT COVER THE TOP OF THE ROOT BALL WITH SOIL. PLANT 1/8 OF ROOTBALL ABOVE FINAL GRADE.
- 2 TO 3 INCHES OF MULCH. DO NOT PLACE MULCH IN CONTACT WITH SHRUB TRUNK OR BRANCHES.
- FINAL GRADE
- TAMP SOIL AROUND BALL BASE FIRMLY WITH FOOT PRESSURE SO THE ROOT BALL DOES NOT SHIFT.
- SCARIFY ROOT BALL TO A DEPTH OF 3/4" ON ALL SIDES OR BUTTERFLY CUT CONTAINER PLANTS.
- PLACE ROOT BALL ON UNEXCAVATED OR COMPACTED SOIL.



2 SHRUB BED PLANTING DETAIL - B&B AND CONTAINER SHRUBS

10 NOT TO SCALE

LANDSCAPE REQUIREMENTS

LANDSCAPING FOR THIS PROJECT IS PROVIDED IN ACCORDANCE WITH SECTION 267-29 OF THE HARFORD COUNTY ZONING REGULATIONS AS FOLLOWS:

PARKING LOT LANDSCAPING

PERIMETER: THE PARKING LOT IS LOCATED INTERIOR TO THE SITE AND NO PERIMETER LANDSCAPING IS REQUIRED OR PROVIDED.

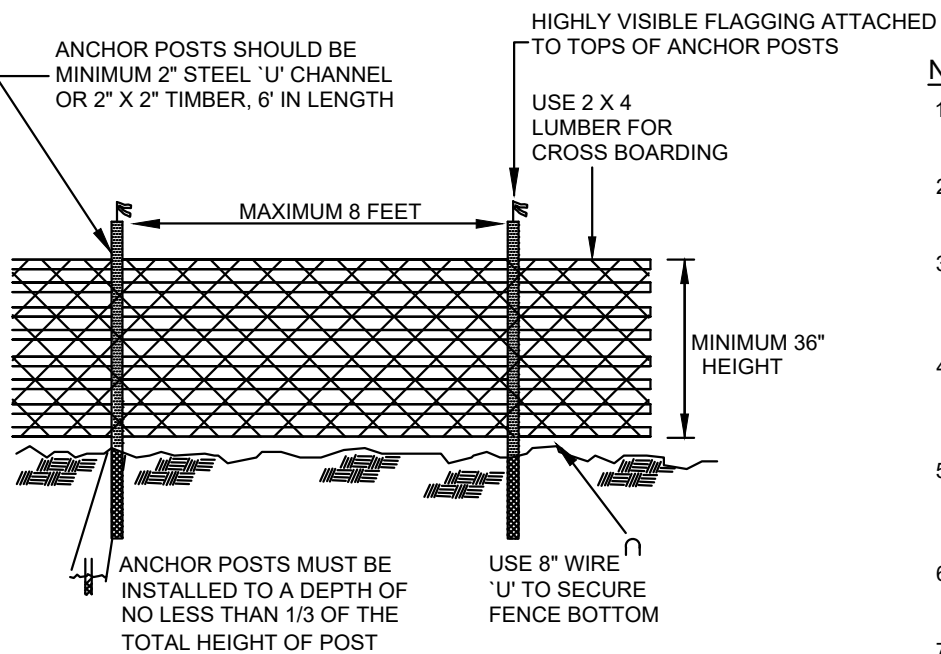
INTERIOR: SEE LANDSCAPE TABLE 1 BELOW

PROPERTY PERIMETER LANDSCAPING

- THIS SITE IS BORDERED TO THE NORTH BY AN EXISTING PARK FACILITY AND FORDS LANE. NO ADDITIONAL LANDSCAPING IS PROPOSED ALONG THIS BOUNDARY.
- THIS SITE CONTAINS A 100' GAS PIPELINE EASEMENT ALONG ITS EASTERN BOUNDARY. BEYOND THE EASEMENT THE PROPERTY IS BORDERED BY EXISTING AGRICULTURAL USES. NO ADDITIONAL LANDSCAPING IS PROVIDED ALONG THIS BOUNDARY.
- TO THE SOUTH AND WEST, EXIST FOREST VEGETATION IS BEING RETAINED. NO ADDITIONAL LANDSCAPING IS BEING PROPOSED ALONG THESE BOUNDARIES.

LANDSCAPE TABLE 1:

PARKING LOT INTERIOR LANDSCAPE REQUIREMENTS	
NO. OF PARKING SPACES	25 SPACES
SHADE TREES REQUIRED (1/12 SPACES)	3 TREES
SHADE TREES PROVIDED (1/12 SPACES)	3 TREES



3 TREE PROTECTION FENCE/ORANGE SAFETY FENCE

10 NOT TO SCALE

LANDSCAPE CALCULATIONS

TOTAL PLANTING REQUIRED:

PARKING LOT SCREENING: 301 LF OF PARKING LOT SCREENING/ 1 PU/ 40 LF = 8 PU

BUFFER PLANTING: 27 LF OF BUFFER PLANTING/ 1 PU/ 60 LF = 1 PU

INTERIOR PARKING LOT PLANTING: 25 PARKING SPACES/ 1 PU/ 12 PARKING SPACES = 3 PU

INTERIOR ROADWAY PLANTING: 23 LF OF INTERIOR ROADWAY PLANTING/ 1 PU/ 40 LF = 13 PU

TOTAL REQUIRED PLANTING UNITS = 25 PU

TOTAL PROVIDED PLANTING UNITS = 34 PU

NOTE:

A PLANTING UNIT (PU) CONSISTS OF ANY ONE OF THE FOLLOWING:

- 1 MAJOR DECIDUOUS TREE (MIN. 2" CAL.)
- 2 MINOR DECIDUOUS TREES (MIN. 1" CAL.)
- 2 EVERGREEN TREES (MIN. 5' HT.)
- 3 TALL SHRUBS
- 5 MEDIUM SHRUBS
- 7 LOW SHRUBS

PLANT SCHEDULE

SYMBOL	QTY.	SCIENTIFIC/ COMMON NAME	SIZE	ROOT	REMARKS
SHADE TREES					
AR	5	ACRE RUBRUM 'OCTOBER GLORY' OCTOBER GLORY RED MAPLE	2.5-3" CAL.	B&B	PLANT AS SHOWN
PA	2	PLATANUS X ACERFOLIA 'COLUMBIA' COLUMBIA LONDON PLANE TREE	2.5-3" CAL.	B&B	PLANT AS SHOWN
QR	1	QUERCUS RUBRA NORTHERN RED OAK	2.5-3" CAL.	B&B	PLANT AS SHOWN
FLOWERING TREES					
AC	2	AMELANCHIER CANADENSIS CANADIAN SERVICEBERRY	2" CAL	B&B	PLANT AS SHOWN
CC	2	CERCIS CANADENSIS EASTERN REDBUD	2" CAL.	B&B	PLANT AS SHOWN
CV	1	CHIONANTHUS VIRGINICUS WHITE FRINGETREE	2" CAL.	B&B	PLANT AS SHOWN
SHRUBS					
AA	36	ARONIA ARBUTIFOLIA CHOCHECHERRY	24-30"	CONT.	PLANT AS SHOWN
CL	34	CLETHRA ALNIFOLIA SWEET PEPPERBUSH	24-30"	CONT.	PLANT AS SHOWN
CS	34	CORNUS SERICEA 'FLAVIRAMEA' RED TWIG DOGWOOD	24-30"	CONT.	PLANT AS SHOWN
IG	36	ILEX GLABRA INKBERRY HOLLY	24-30"	CONT.	PLANT AS SHOWN

PRETREATMENT AREA #1 PLANT SCHEDULE

SYMBOL	QTY.	SCIENTIFIC/ COMMON NAME	SIZE	ROOT	REMARKS
AM	6	ARONIA MELANOCARPA BLACK CHOCHEBERRY	3 GAL.	CONT.	AS SHOWN
CD	3	CALLICARPA DICHOTOMA 'ISSAI' ISSAI PURPLE BEAUTYBERRY	3 GAL.	CONT.	AS SHOWN
CR	104	CAREX STRICTA TUSSOCK SEDGE	1 QUART	CONT.	12" ON CENTER
IS	94	IRIS VERSICOLOR 'BLUE FLAG' BLUE FLAG IRIS	1 QUART	CONT.	12" ON CENTER

PRETREATMENT AREA #2 PLANT SCHEDULE

SYMBOL	QTY.	SCIENTIFIC/ COMMON NAME	SIZE	ROOT	REMARKS
IV	3	ILEX VERTICILLATA WINTERBERRY	3 GAL.	CONT.	AS SHOWN
FG	3	FOTHERGILLA GARDENII 'MT. AIRY' MT. AIRY DWARF FOTHERGILLA	3 GAL.	CONT.	AS SHOWN
CS	42	CAREX STRICTA TUSSOCK SEDGE	1 QUART	CONT.	12" ON CENTER

Carroll County Forest Conservation Worksheet

Project Name: Mount Airy Shiny Shell Car Wash

County File #: S-22-0015

Date: August 5, 2022

Revised:

Forest Thresholds: Industrial/Institutional - 15% minimum forest cover
All other zoning 20% minimum forest cover

A. Proposed Forest Area Removed:

0.00

Reforestation Required:

0.23

Required Reforestation = All forest area removed is to be reforested at a ratio of one acre planted for every acre or portion thereof removed.

AFFORESTATION CALCULATION

B. Total Net Tract Area: 1.15
C. Threshold Required: 15% or 20% 20% 0.23
D. Existing Forest Area: 0.00
MINUS FOREST CLEARED: 0.00
PLUS REFORESTATION: 0.00
(If applicable)
EQUALS FOREST CREDIT: 0.00
E. C minus D: 0.23
(If C minus D > 0, this is required of afforestation. If C minus D < 0, no afforestation is required)

Afforestation = 0.00 acres

Reforestation = 0.23 acres

Retention = 0 acres in forest conservation easements

FOREST CONSERVATION NOTES:

- THE SITE IS LOCATED AT 402 RIDGEVILLE BOULEVARD, MOUNT AIRY, MD 21771 (TAX MAP 602, PARCEL 166, PAR 1 AND PAR 2). THE SITE CONTAINS 1.15 ACRES.
- TOPOGRAPHY SHOWN HEREON IS FROM AVAILABLE CARROLL COUNTY GIS RECORDS. BOUNDARY INFORMATION IS FROM AN ALTA SURVEY PERFORMED BY PENNONI DATED MARCH 2022. ELEVATIONS AND TOPOGRAPHY ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAV88).
- THE FOLLOWING SOILS ARE PRESENT ON THE SITE: URBAN LAND - UDORTHTENS (0-8% SLOPES)-UBB ACCORDING TO THE NATURAL RESOURCES CONSERVATION SERVICE WEB SOIL SURVEY.
- THE SITE IS ZONED CC (COMMUNITY COMMERCIAL).
- THIS SITE IS LOCATED IN THE SOUTH BRANCH PATAPSCO RIVER WATERSHED (#02130908). THERE ARE NO TIER II WATERS LOCATED ON OR NEAR THE PROPERTY.
- NO 100 YEAR FLOODPLAIN EXISTS ON THE PROJECT PROPERTY ACCORDING TO MARYLAND STATE MAPPING.
- NO STREAM OR WETLANDS EXIST ON THE PROPERTY.
- THERE ARE NO CEMETERIES OR BURIAL PLOTS LOCATED ON THE SUBJECT PARCEL.
- NO RARE, THREATENED OR ENDANGERED PLANTS OR ANIMALS OR CRITICAL HABITATS WERE OBSERVED ON THE SITE.
- THERE ARE NO EXISTING FOREST RESOURCES ON THIS PROPERTY. 0.23 ACRES OF REFORESTATION IS REQUIRED FOR THIS PROJECT. THE OPTION OF BUYING INTO A FOREST BANK IS PLANNED TO ADDRESS THE FOREST CONSERVATION REQUIREMENT FOR THIS PROJECT. A FOREST BANK LOCATION WILL BE DETERMINED.
- A FIELD INVESTIGATION WAS CONDUCTED ON AUGUST 5, 2022 BY JONATHAN S. NORMAN, RLA OF PENNONI ASSOCIATES.

FOREST CONSERVATION NARRATIVE

THE EXISTING PROPERTY, LOCATED AT 402 RIDGEVILLE BOULEVARD, CONTAINS AN ABANDONED BANK BUILDING, A PARKING LOT, SIDEWALKS, SITE LIGHTING, SIGNAGE, AND EXISTING UTILITIES. THERE IS NO EXISTING FOREST LOCATED ON THE PROPERTY. THERE ARE EXISTING PLANTINGS ON THE PROPERTY WHICH ARE CONSISTENT WITH COMMERCIAL DEVELOPMENT PLANTING TYPES AND SCHEMES. THE PLANT TYPES INCLUDED ON THE PROPERTY CONSIST OF VARIOUS SHADE TREES, FLOWERING TREES, EVERGREEN TREES, AND SHRUBS. THERE ARE ALSO VARIOUS TYPES OF GROUND COVER AND LAWN AREAS. THE TREES AND SHRUBS ARE PLANTED AROUND THE PERIMETER OF THE SITE AS WELL AS THROUGHOUT THE PARKING LOT. AN AREA OF EXISTING SCRUB-SHRUB EXISTS ALONG THE SOUTHERN PROPERTY LINE, ALONG MD ROUTE 27. NO SPECIMEN TREES EXIST ON THE PROPERTY.

THE PROPOSED DEVELOPMENT OF THIS PROPERTY IS A CAR WASH FACILITY WITH ASSOCIATED, PARKING LOTS, DRIVE AISLES, SIDEWALKS, AND STORMWATER MANAGEMENT FACILITIES. LANDSCAPING IS ALSO TO BE PROVIDED PER CARROLL COUNTY REGULATIONS. DUE TO THE NATURE OF THIS REDEVELOPMENT PROJECT, THE SIZE OF THE PROPERTY, AND ITS LOCATION, THERE ARE INSUFFICIENT LOCATIONS TO PROVIDE ON-SITE REFORESTATION. THE OPTION OF BUYING INTO A FOREST BANK IS PLANNED TO ADDRESS THE FOREST CONSERVATION REQUIREMENT FOR THIS PROJECT. A FOREST BANK LOCATION WILL BE DETERMINED.

THE PROPERTY WAS THE SUBJECT OF A SUBDIVISION PROCESS AND PLAT RECORDATION IN 1987. THE LIMIT OF DISTURBANCE, FOR THE SUBJECT PROPERTY, IS 36,392 SF, WITH AN ADDITIONAL DISTURBANCE OF 3,506 SF OFF-SITE IN THE PUBLIC STREET RIGHT-OF-WAY FOR ROADWAY INTERSECTION IMPROVEMENTS.

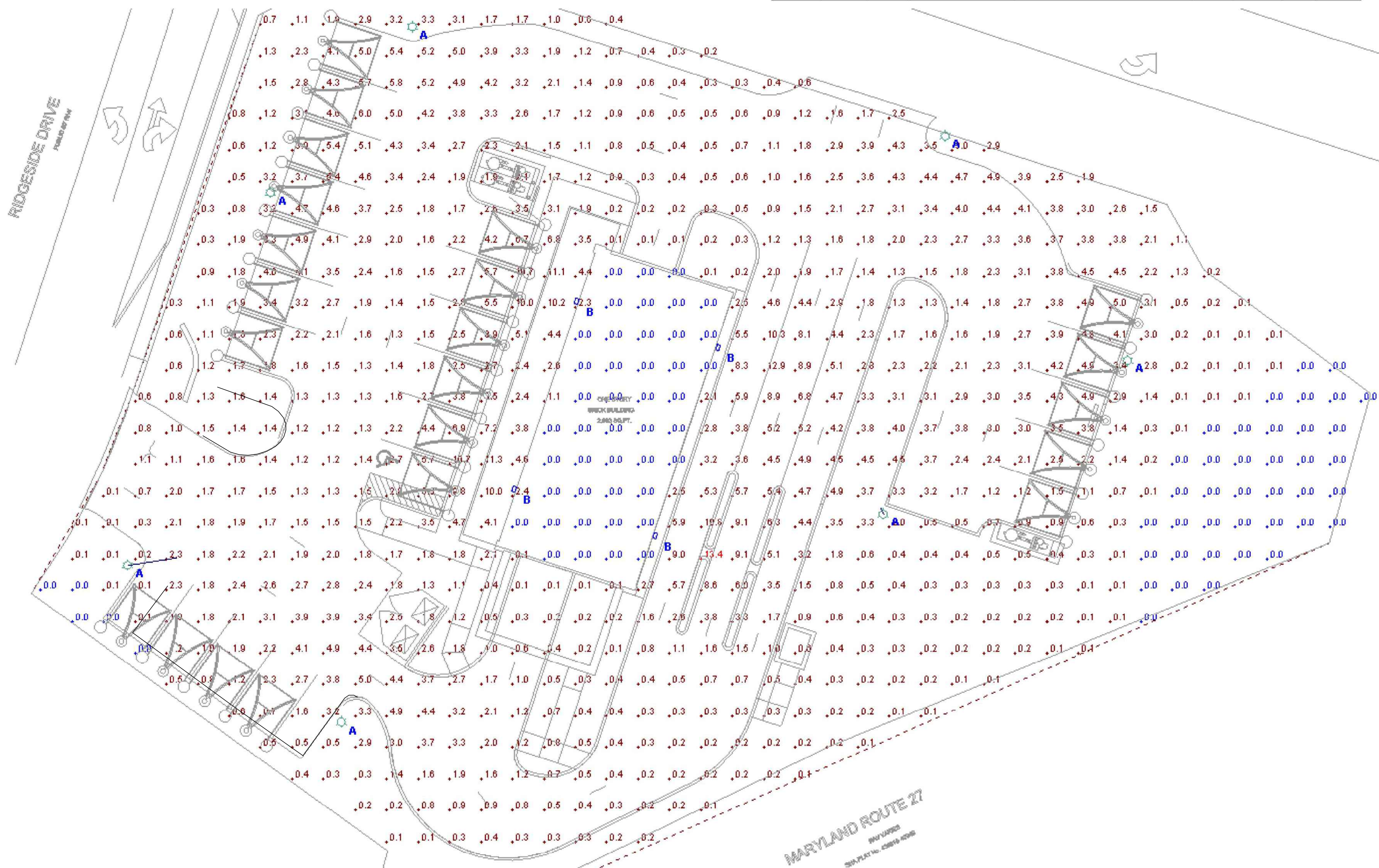
DATE	NO.	REVISION
PROJECT		
MOUNT AIRY SHINY SHELL CAR WASH		
AREA TAX MAP 0602 PARCEL 0166 PAR1 & PAR 2 TAX ACCOUNTS 024421 & 024448 13TH ELECTION DISTRICT TOWN OF MT. AIRY, CARROLL COUNTY, MARYLAND		
TITLE		
CONCEPT FOREST CONSERVATION & LANDSCAPE NOTES AND DETAILS		
OWNER	DEVELOPER	
SHINY SHELL MT AIRY LLC C/O COLDWATER CAPITAL 3135 S. RICHMOND STREET SALT LAKE CITY, UTAH 84106 801-573-0258	COLDWATER CAPITAL ATTN: JEFF WOOD 3135 S. RICHMOND STREET SALT LAKE CITY, UTAH 84106 801-573-0258	
SEAL		
	DESIGNED BY: JSN/JCP	
	DRAWN BY: JSN/SVH	
	PROJECT NO.: COLDC22006	
	DATE: AUGUST 10, 2022	
BY:	SCALE: AS SHOWN	
PROFESSIONAL CERTIFICATION: I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A FULLY LICENSED REGISTERED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 4114, EXPIRATION DATE: 08-09-2027		
S-22-0015		
SHEET 10 OF 12		

Pennon

Engineers. Surveyors.
Planners. Landscape Architects.
8890 McGaw Road, Suite 100 Columbia, MD 21045
T 410-997-8900 F 410-997-9282



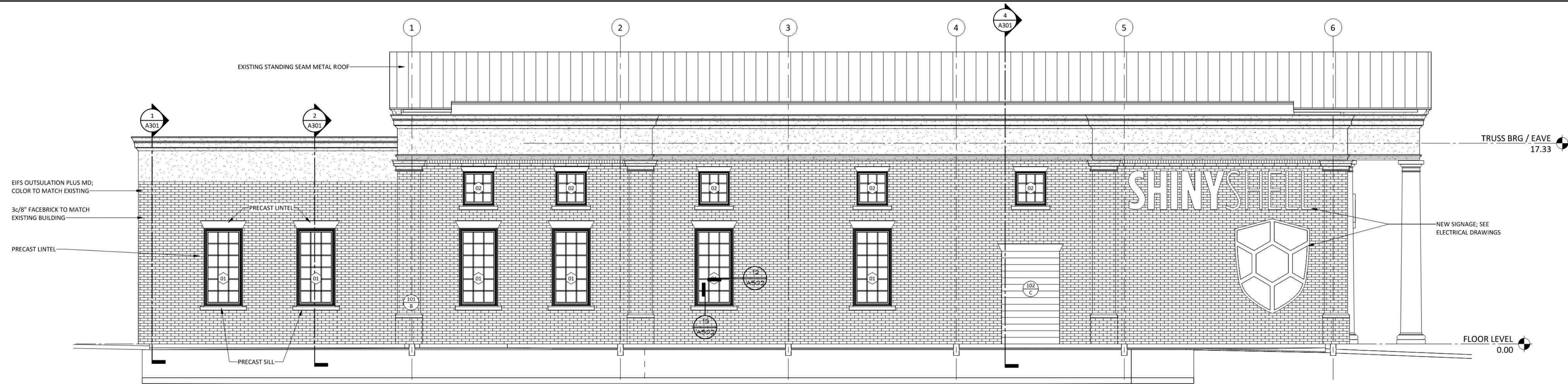
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	B	4	TWPX3 LED P3 30K	TWPX3 LED WITH P3 - PERFORMANCE PACKAGE, 3000K	1	11702	1	96.7382



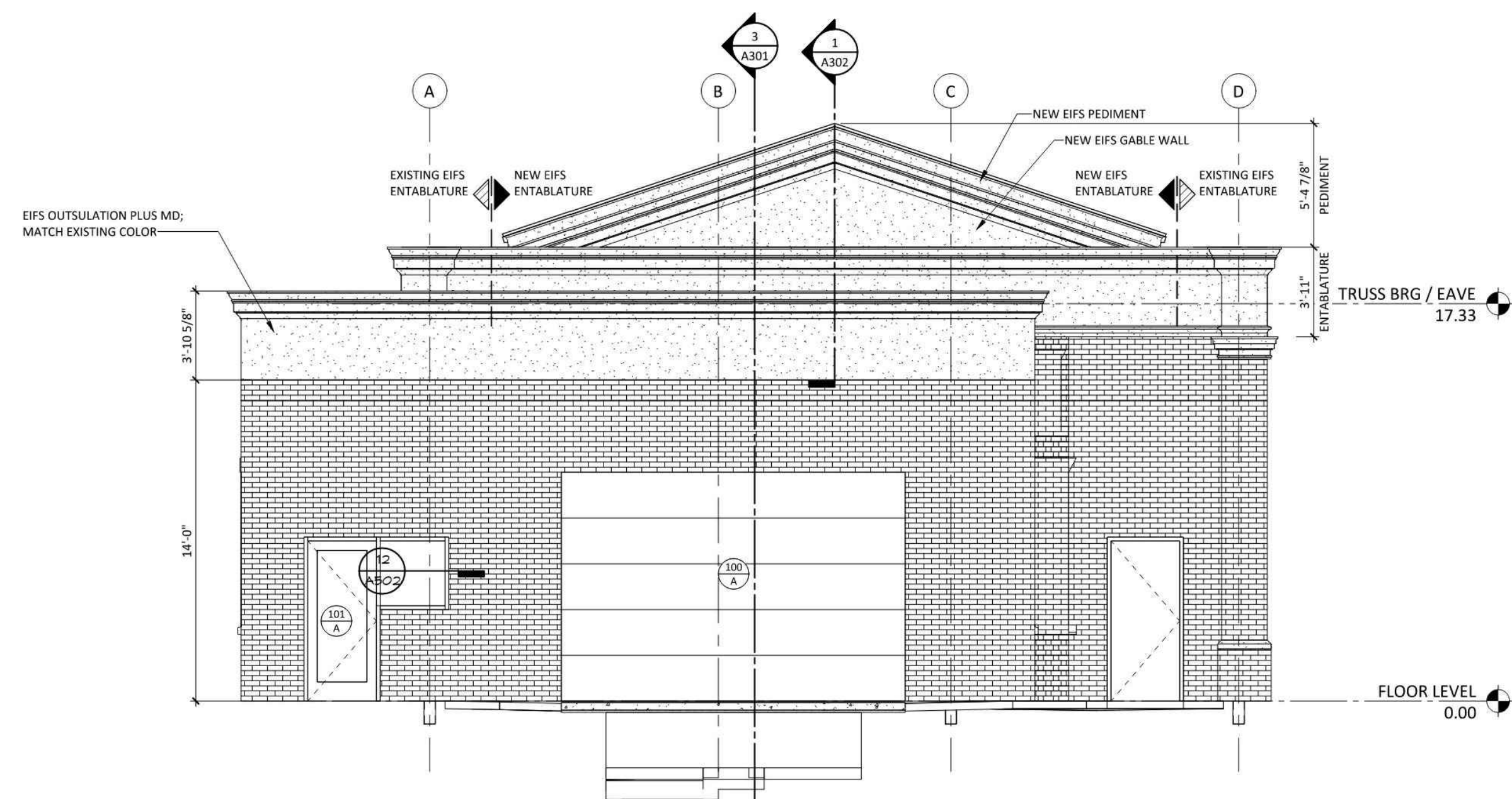
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DATE	NO.	REVISION
PROJECT		
MOUNT AIRY SHINY SHELL CAR WASH		
AREA		
TAX MAP 0602 PARCEL 0166 PAR 1 & PAR 2 TAX ACCOUNTS 024421 & 024448 13TH ELECTION DISTRICT TOWN OF MT. AIRY, CARROLL COUNTY, MARYLAND		
TITLE		
CONCEPT LIGHTING PLAN		
OWNER		DEVELOPER
SHINY SHELL MT AIRY LLC C/O COLDWATER CAPITAL 3135 S. RICHMOND STREET SALT LAKE CITY, UTAH 84106 801-573-0258		COLDWATER CAPITAL ATTN: JEFF WOOD 3135 S. RICHMOND STREET SALT LAKE CITY, UTAH 84106 801-573-0258
SEAL		DESIGNED BY : JSN/JCP
		DRAWN BY: JSN/SVH
BY:		PROJECT NO : COLD22006
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A FULLY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NO. 1110287. EXPIRATION DATE: 11/30/2027		DATE : AUGUST 10, 2022
		SCALE : 1"=20'
S-22-0015		
SHEET 11 OF 12		

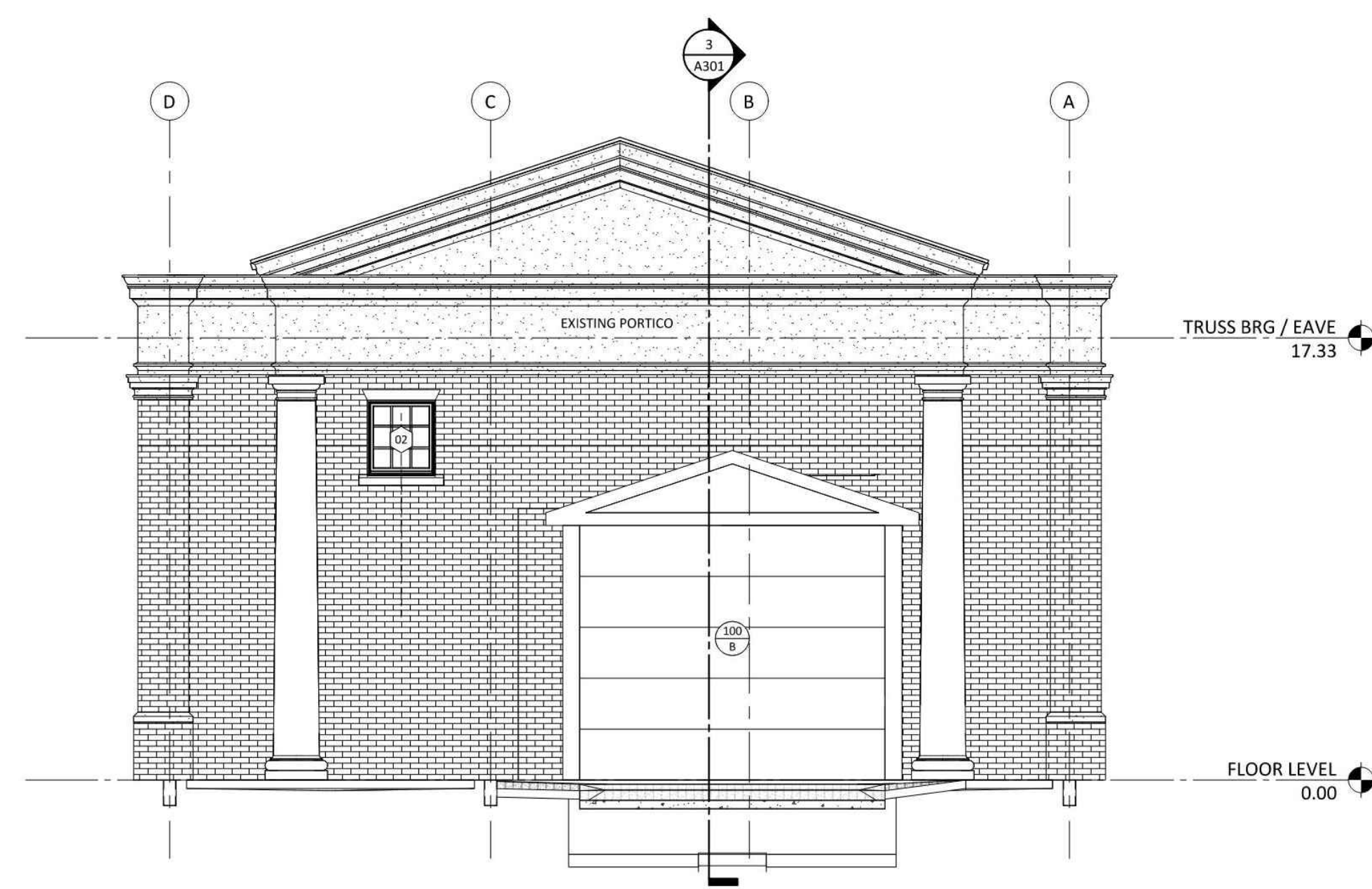




1 **PROPOSED EAST ELEVATION**
NOT TO SCALE



2 **PROPOSED SOUTH ELEVATION**
NOT TO SCALE

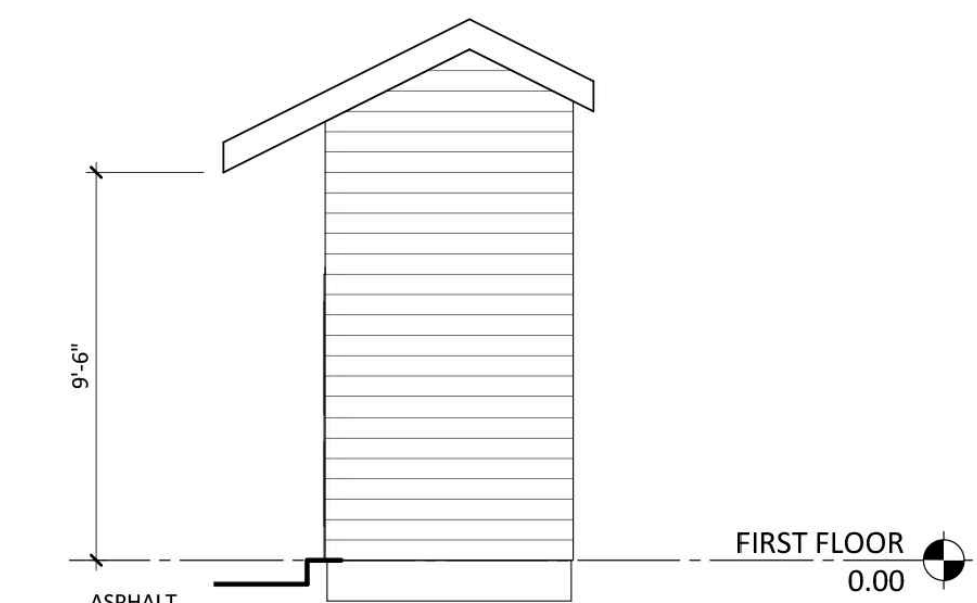


3 **PROPOSED NORTH ELEVATION**
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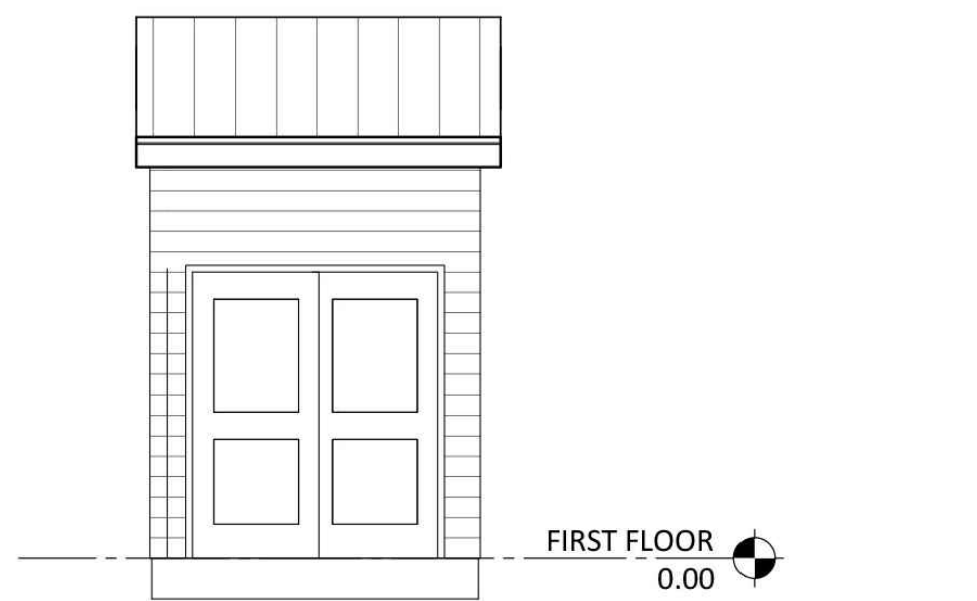


4 **PROPOSED WEST ELEVATION**
NOT TO SCALE

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Planners, Landscape Architects.
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T 410-997-8900 F 410-997-9282



3 **KIOSK SOUTH ELEVATION**
NOT TO SCALE



4 **KIOSK WEST ELEVATION**
NOT TO SCALE

DATE	NO.	REVISION
PROJECT		
MOUNT AIRY SHINY SHELL CAR WASH		
AREA		
TAX MAP 0602 PARCEL 0166 PAR 1 & PAR 2 TAX ACCOUNTS 024421 & 024448 13TH ELECTION DISTRICT TOWN OF MT. AIRY, CARROLL COUNTY, MARYLAND		
TITLE		
ARCHITECTURAL ELEVATIONS		
OWNER		DEVELOPER
SHINY SHELL MT AIRY LLC C/O COLDWATER CAPITAL 3135 S. RICHMOND STREET SALT LAKE CITY, UTAH 84106 801-573-0258		COLDWATER CAPITAL ATTN: JEFF WOOD 3135 S. RICHMOND STREET SALT LAKE CITY, UTAH 84106 801-573-0258
SEAL		
DESIGNED BY: JSN/JCP		
DRAWN BY: JSN/SVH		
PROJECT NO: COLD22006		
DATE: AUGUST 10, 2022		
SCALE: AS SHOWN		
S-22-0015		
SHEET 12 OF 12		